



Kyle Selby, MSRE
kselby@selbyrealty.com
(386) 295-3313

TURNKEY SALON OR RETAIL SPACE AVAILABLE FOR LEASE



**SELBY
REALTY**

200 E. Granada Blvd., Suite 207
Ormond Beach, FL 32176
(386) 238-4456 O.
(386) 238.8377 F.



50 E Granada Blvd. Ormond Beach, FL 32176

Property Highlights

- Move-In Ready—Nearly all Existing FF&E Stays
- Highly Visible and Walkable Location
- 3 Styling Stations + 2 Wash Sinks. Room for 4th station
- Great Co-Tenancy. Located next to Proper Barber, Wild Rabbit Bistro, Bon Gourmet Specialty Purveyor, Ormond Beach Historical Society, Chuckle & Bliss Boutique, Elements of Design, and Billy's Tap Room & Grill
- Great natural light, Modern finishes & Exposed Ductwork
- In-Unit Laundry; Washer & Dryer stay

Property Details

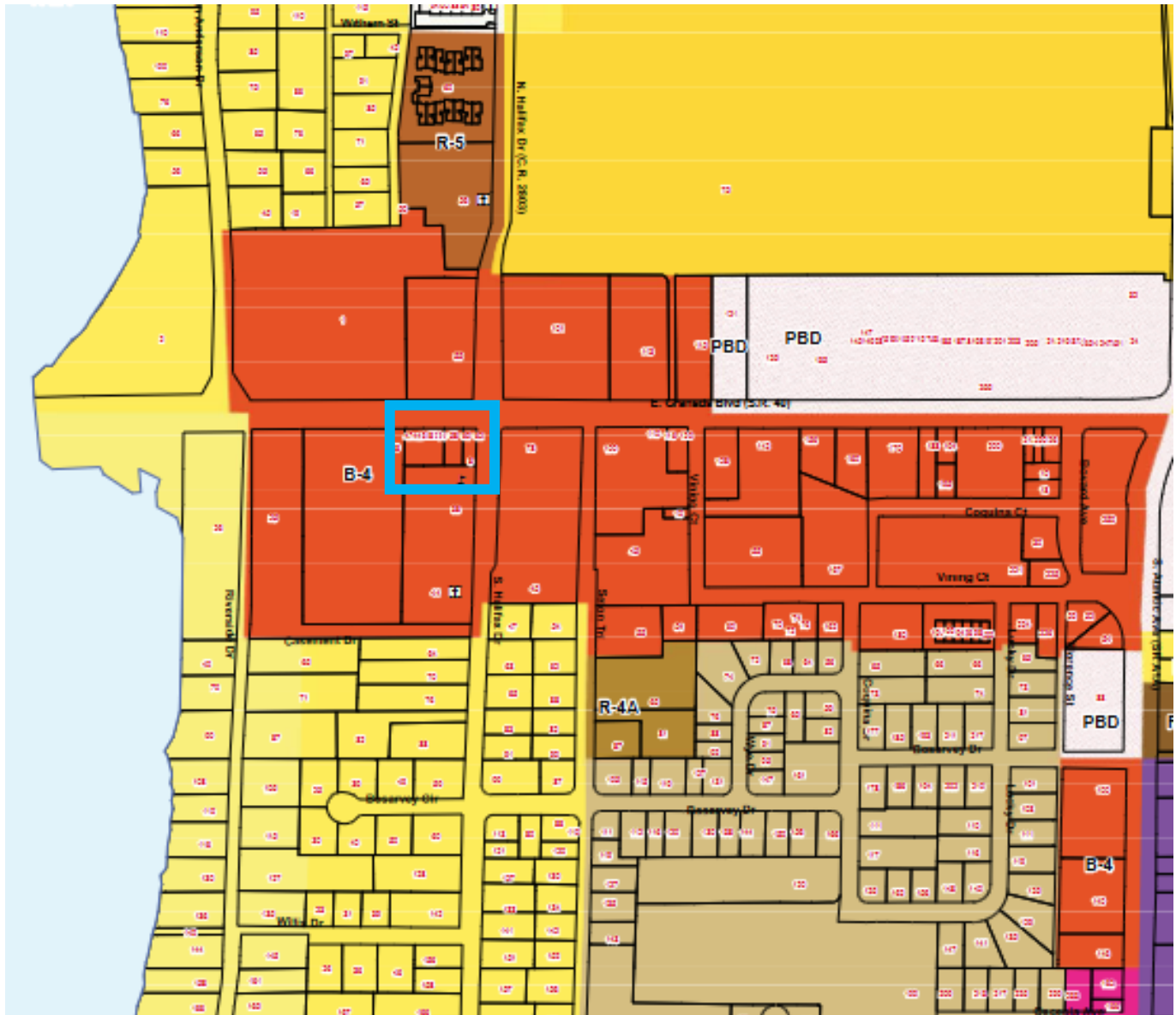
- Site:** Downtown Beachside Ormond Beach location
- Price:** \$2,500 /mo Base Rent + \$500 /mo NNN's
- Parking:** Parallel spots in front of business, reserved space behind premises, + ample public parking next door
- Exterior:** Well maintained property and includes use of outdoor shaded seating area behind premises
- Zoning:** B-4, City of Ormond Beach.
- Zoning Purpose:**

The purpose of the Residential Multifamily-20 (RMF-20) district is to accommodate primarily multifamily dwellings and multifamily complexes at moderate to high densities. It also accommodates single-family dwellings, duplexes, and duplex and townhouse subdivisions, as well as limited group living, institutional, and open space uses, generally as special uses or public or semi-public uses.

ADDITIONAL PICTURES

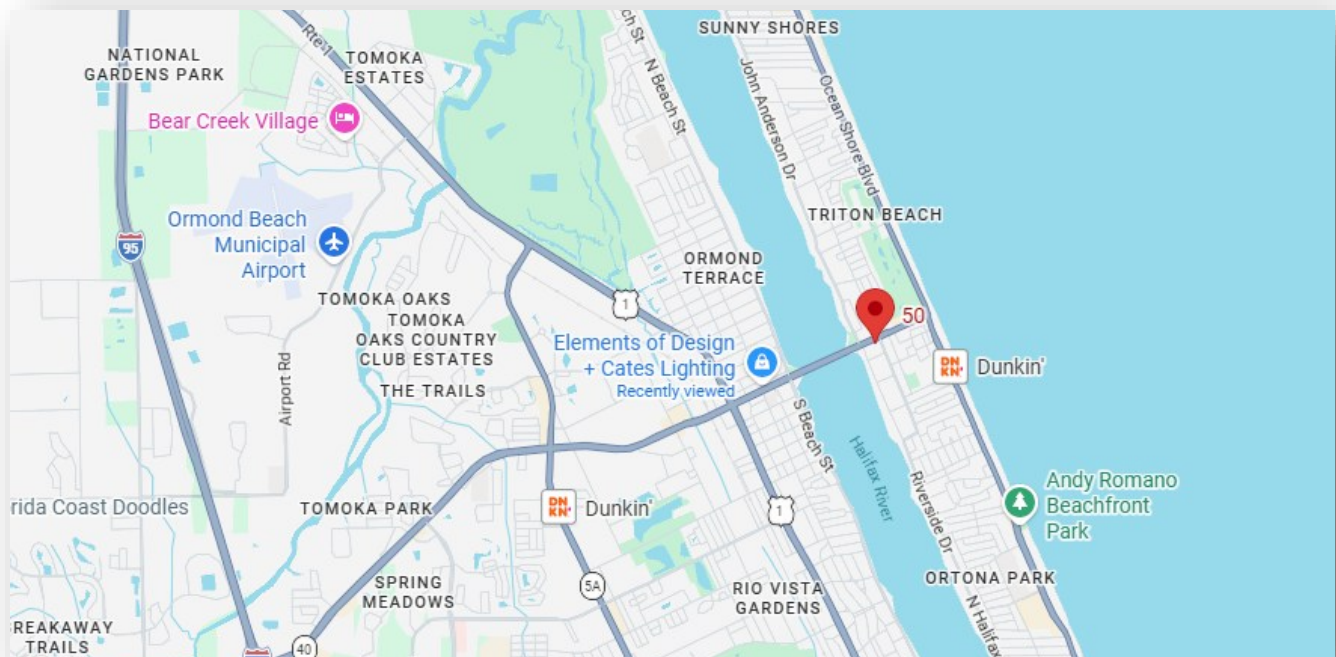
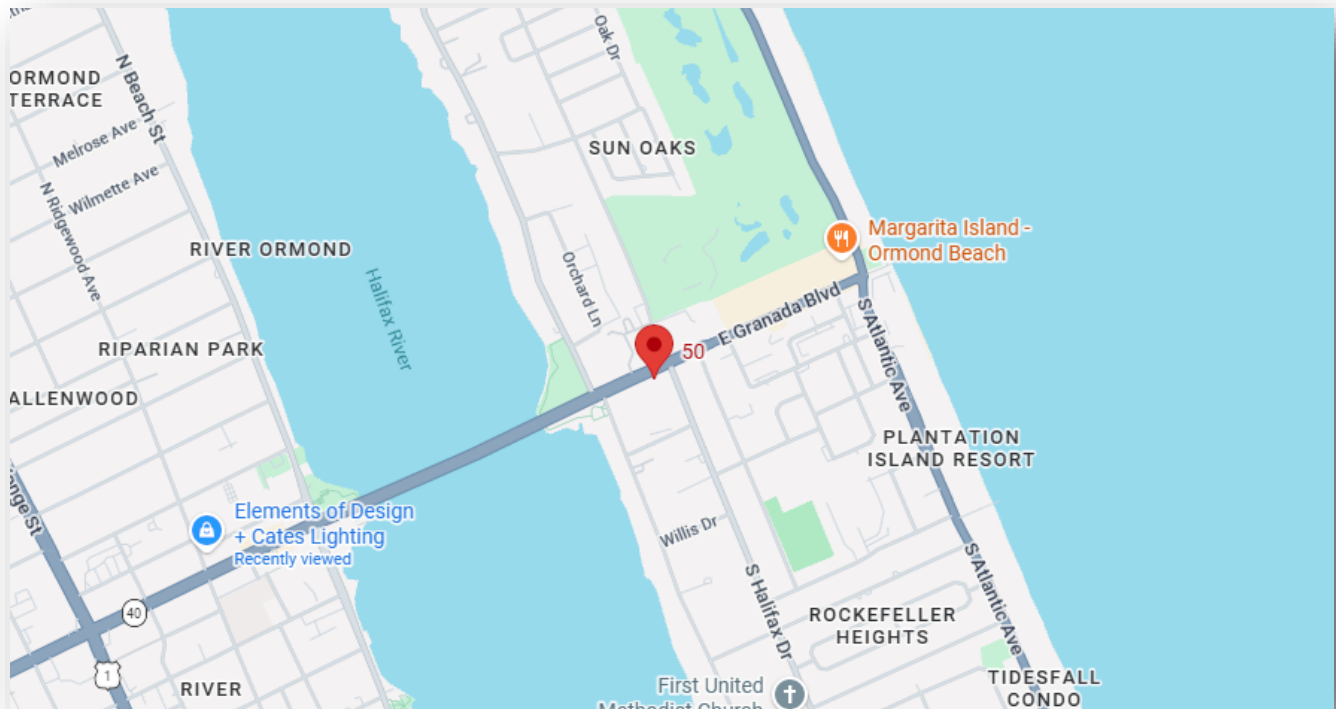


Information is collected from sources deemed reliable; however, not warranted by the Seller or Selby Realty, Inc. Subject to errors, omissions, change of terms, price withdrawal, or prior sale without notice. Interested parties must conduct their own investigations to reach an investment decision. Property is being sold in "As Is, Where Is" condition with Seller making no representations or warranties.



Information is collected from sources deemed reliable; however, not warranted by the Seller or Selby Realty, Inc. Subject to errors, omissions, change of terms, price withdrawal, or prior sale without notice. Interested parties must conduct their own investigations to reach an investment decision, Property is being sold in "As Is, Where Is" condition with Seller making no representations or warranties.

50 E GRANADA BLVD. PROPERTY MAP



Information is collected from sources deemed reliable; however, not warranted by the Seller or Selby Realty, Inc. Subject to errors, omissions, change of terms, price withdrawal, or prior sale without notice. Interested parties must conduct their own investigations to reach an investment decision. Property is being sold in "As Is, Where Is" condition with Seller making no representations or warranties.