



OFFERING SUMMARY

SALE PRICE:	\$395,000
BUILDING SIZE:	3,480 SF
LOT SIZE:	0.21+/- Acres
YEAR BUILT:	1959
PARCEL NO:	5305-01-27-0010
TRAFFIC COUNT:	17,400 AADT
ZONING:	RP

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,147	21,756	47,609
TOTAL POPULATION	5,815	49,374	106,987
AVERAGE HH INCOME	\$64,642	\$64,015	\$64,684

PROPERTY DESCRIPTION

3,480 SF Beachside Office Building For Sale. Configured into three office units: 760 SF, 1,100 SF, and 1,620 SF - the 1,620 SF unit is ready for renovations to be completed. New roof in 2023. Ideal for an owner-user with potential for rental income. Off-street parking available. Corner lot with strong visibility. Walkable to the beach and Seabreeze's restaurant/retail row.

LOCATION DESCRIPTION

Located on the corner of N. Wild Olive Avenue and Oakridge Boulevard, which connects to Mason Avenue.

John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com



Additional Photos

Multi-Tenant Beachside Office

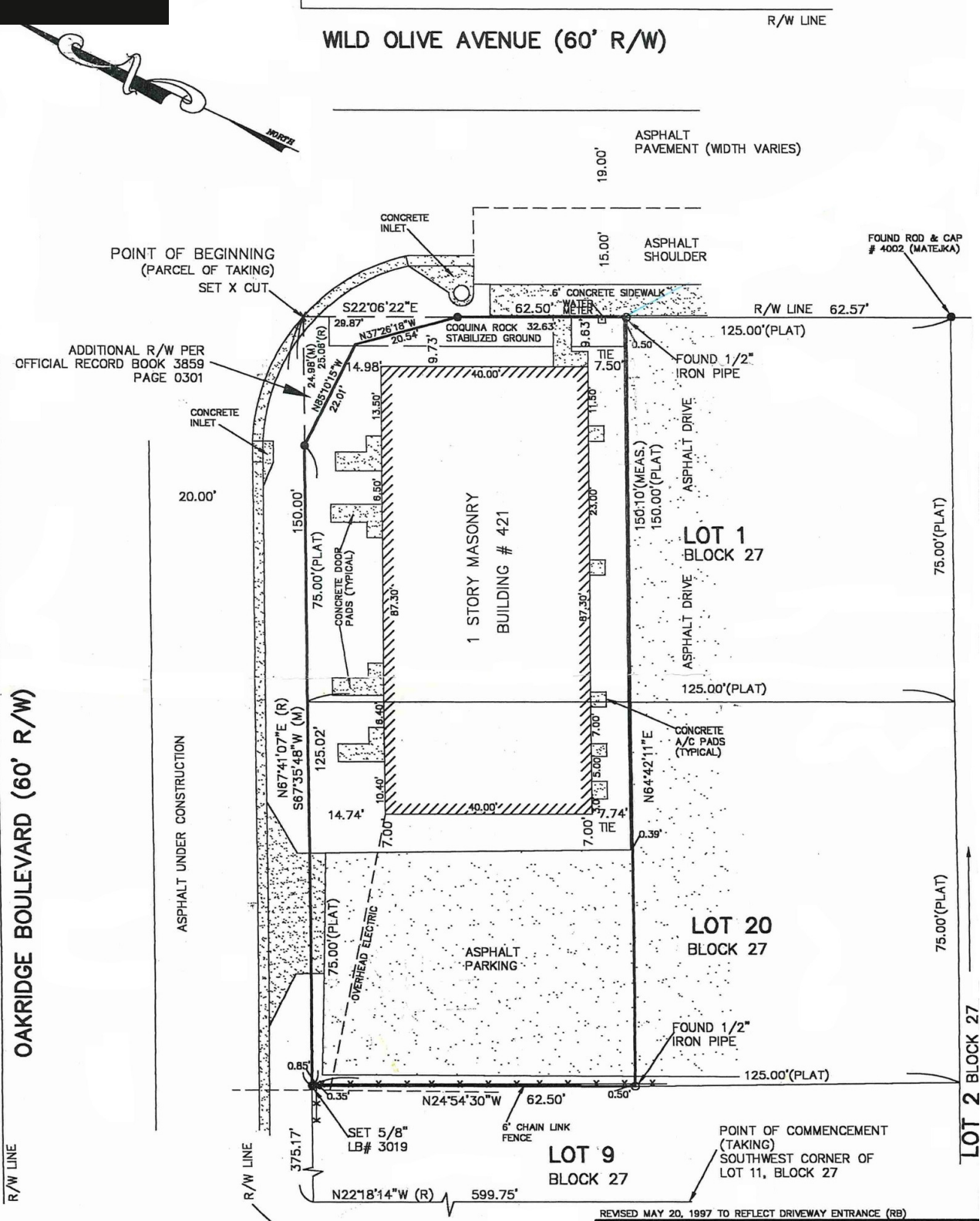
430 Oakridge Boulevard, Daytona Beach, FL 32118



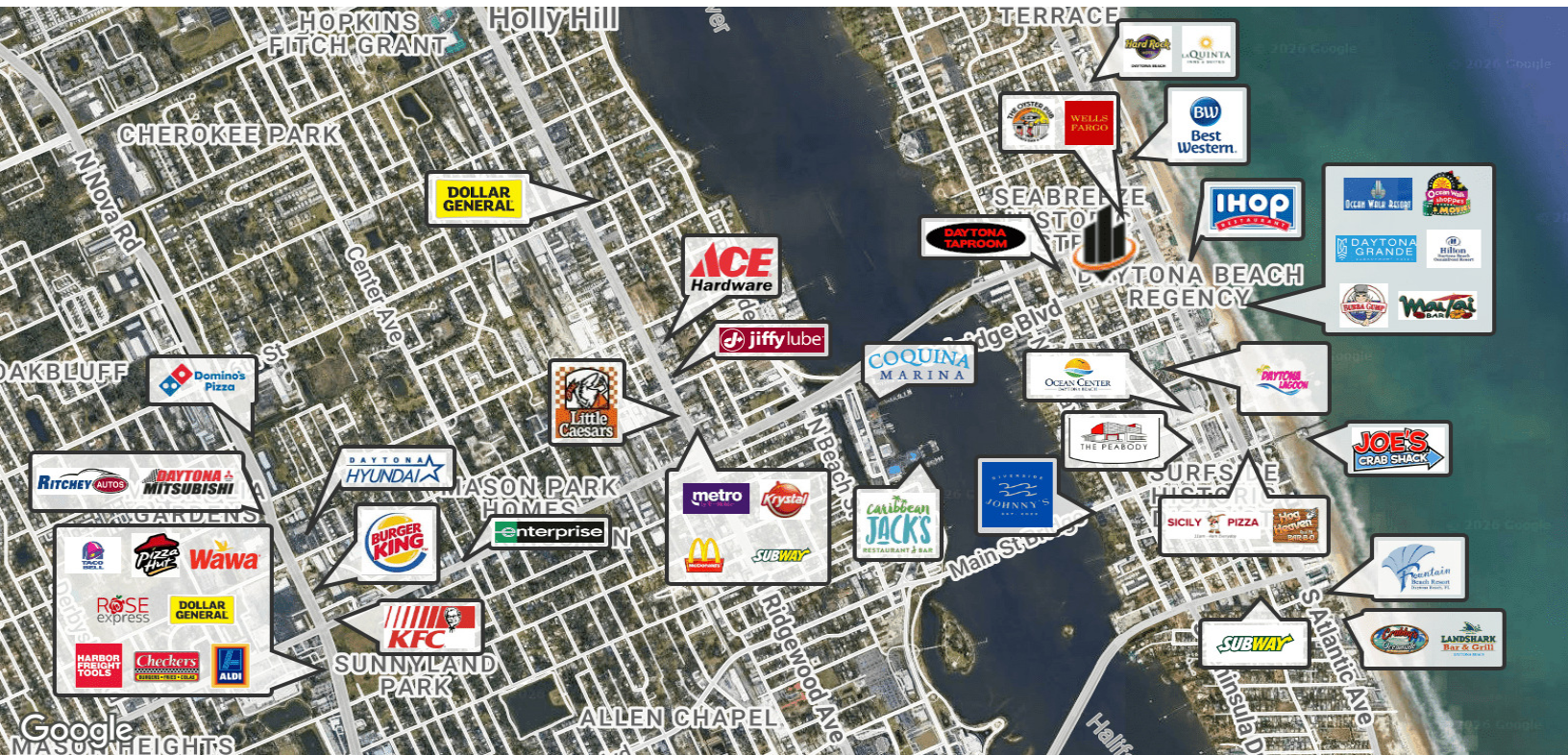
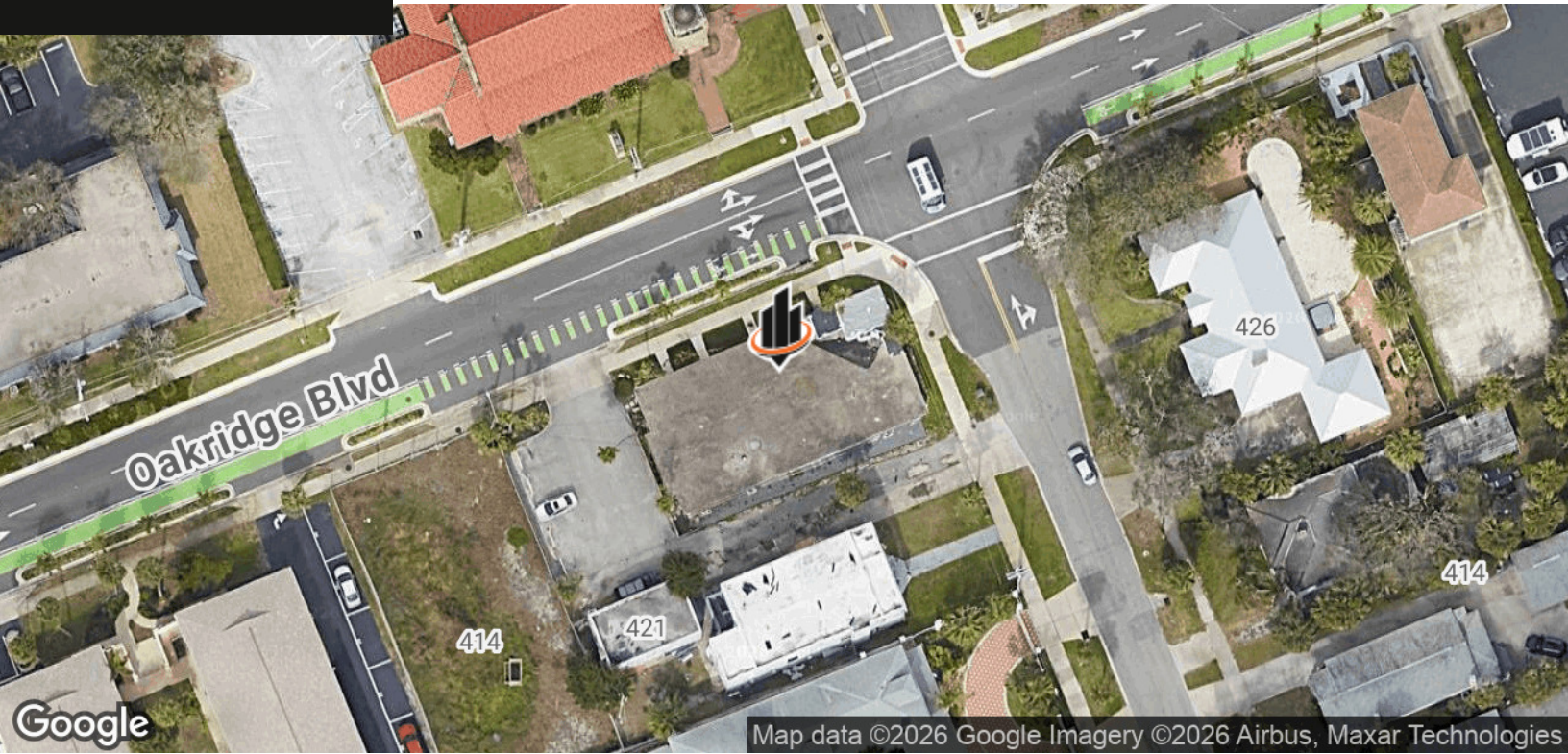
John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change



John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com



John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com