

SALE / LEASE

Strip Center For Sale/Lease

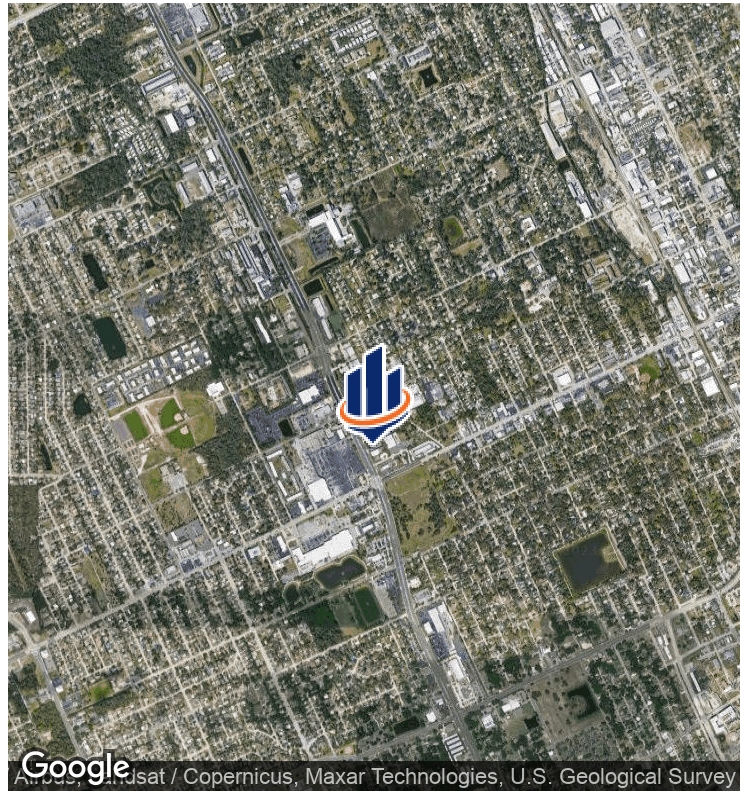
821 N NOVA ROAD
Daytona Beach, FL 32117

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
LEASE RATE:	\$20.00 - 22.00 SF/yr (MG)
BUILDING SIZE:	11,000 SF
AVAILABLE SF:	1,500 SF
LOT SIZE:	0.84 Acres
PRICE / SF:	\$150.00
NOI:	\$132,924
YEAR BUILT:	1989
RENOVATED:	2006
ZONING:	M-1 (as per the City of Daytona Beach)

PROPERTY OVERVIEW

Retail center for sale on high traffic N. Nova Road, Daytona Beach. Spaces also available for lease.

Excellent opportunity to invest in a high traffic location just north of Mason Avenue across from new Wawa convenience store.

Looking for a prime location for your business? Occupy one of the vacant units and collect rent from the other spaces to cover costs.

Priced below replacement cost. 40 +/- parking spaces.



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EXTERIOR PHOTOS



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AERIAL



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UNIT 1 (AVAILABLE)



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UNIT 3 AVAILABLE (FORMER DOMINO'S)



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PRO-FORMA (MARCH 2023)

INCOME SUMMARY	821 N. NOVA ROAD, DAYTONA BEACH FL
UNIT 1 (PROJECTED)	\$30,600
UNIT 2 (ACTION LABOR)	\$30,600
UNIT 3 (PROJECTED)	\$33,000
UNIT 4 (OWN IT NOW)	\$70,296
TOTAL INCOME	\$164,496

EXPENSE SUMMARY	821 N. NOVA ROAD, DAYTONA BEACH FL
REAL ESTATE TAXES	\$17,132
INSURANCE	\$5,502
COMMON ELECTRIC	\$636
LANDSCAPING	\$2,400
GROSS EXPENSES	\$25,671
NET OPERATING INCOME	\$132,924

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1	VACANT	1,500 SF	13.64%	-	-	-	-
2	Action Labor	1,500 SF	13.64%	\$20.40	\$30,600	06/10/2015	m-m
3	Vacant (Former Dominos)	1,500 SF	13.64%	-	-	-	-
4	Own It Now	6,500 SF	59.09%	\$10.81	\$70,296	02/14/2022	09/01/2026

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