

# MBA Business Center-Summary

We are looking for businesses to complement our existing tenants. We are looking for Restaurants, Hair Salon, Insurance Company, Retail or other office uses. Currently Tenants include Corbin Custom Seats, Nail Salon, Auto Collection, Italian Restaurant, Freeburg Veterinary Clinic, Celebration Events, Volusia County Sheriff's Office & Shamrock Tattoo. There are Finished & Unfinished Retail/Office Condo Unit Spaces on US Hwy 1 for Sale, Lease or Lease Purchase from \$134,900-\$299,9000, Lease pricing ranges from \$10-\$12 S.F. NNN. Owner will 'Build to Suit'. Terms may be available.

**Building 'A'** directly on US Hwy 1 **Units A-1 thru A-3** (1366 S.F. ea.) totaling 4092 S.F. is unfinished and ready for a Restaurant Style concept (Diner, Deli/Sandwich Shop, Full Service Etc....) Natural Gas & Grease trap are available or Retail. You can purchase all 3 units for \$609,000 A-1 \$209,900, A-2 & A-3 for \$199,900 each. Lease for \$12 NNN S.F.

**Building 'A'** directly on US Hwy 1 **Unit A-5** (1366 S.F.) is a finished built out space with HVAC, Restroom, Tile & Carpeted flooring & Roll-Up door in back. This has open Floor Plan is occupied and for sale only. Currently Leased but Tenant is on Month to Month. You can purchase this unit for \$199,900 or Lease for \$12 NNN. S.F.

**Building 'C' Units C-1 & C-2** is available. This is 2732 S.F. Past use was for events and private parties up to 100 people. There is a small kitchen setup in it. Nicely Tiled and Decorated plus 2 large restrooms. These units are finished out and are For Sale for \$299,000 or lease for \$10 NNN S.F.

**Building 'C' Units C-5 & C-6** is set up and finished to be a Gym, Dance or Yoga etc. Full Build-Out includes locker room and 2 showers, open floor space for classes and a walled off area for weight equipment. There is a total of 2732 S.F. but adjacent to more space if needed. You can purchase these units for \$289,900. Currently Leased

**Building 'D'** there are 3 continuous units available, D-5, D-6 & D-7 (1366 S.F. ea.). (Total 4098 S.F.) These units are adjacent to the Volusia County Sheriff's Office. All units are in Shell Form and owner will 'Build to Suit'. Units D-5 & D-6 are combined (2732 S.F.) and have a Roll-Up Door, Restroom & Lighting. Priced at \$268,900 or lease at \$10 NNN S.F. D-7 has a Roll-Up Door, Restroom & Lighting Priced at \$134,900 or Lease at \$10 NNN S.F. These units are under construction with the mentioned improvements.

**Current CAM Rate:** \$197.50 per unit per month plus RE Taxes & 6.5% Sales Tax.

**Real Estate Taxes:** range from \$68-\$102