



SALE

Daytona Beachside Office

614 N PENINSULA

Daytona Beach, FL 32118

PRESENTED BY:

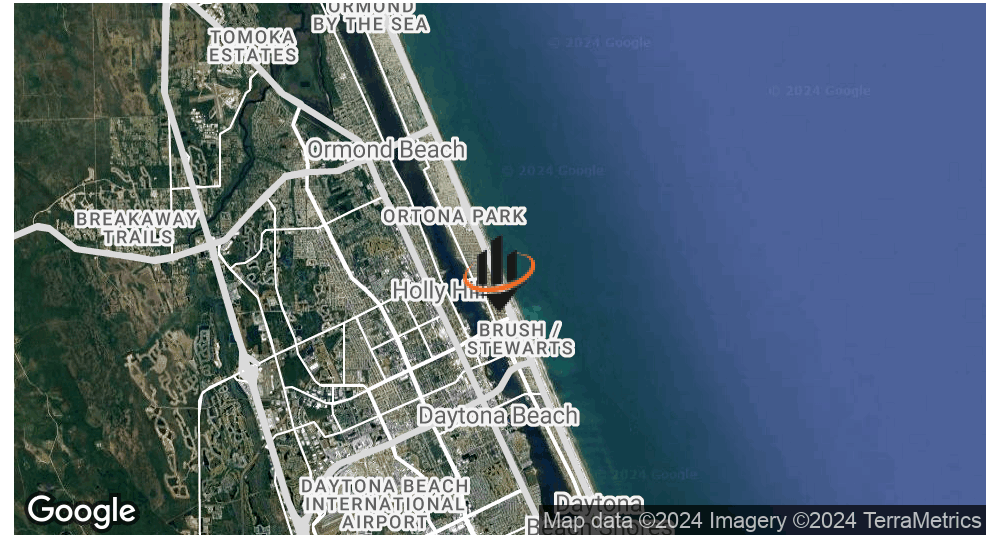
CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,050,000
BUILDING SIZE:	5,831 SF
LOT SIZE:	0.54 Acres
YEAR BUILT:	1950
RENOVATED:	2010
ZONING:	BR-1 Daytona Beach
APN:	5305-01-24-0110

PROPERTY OVERVIEW

Former Medical Office in the Heart of Daytona Beachside
First Floor- 5 Exam Rooms, Therapy Room, Manager's Office
Waiting/Reception Area, Records Room, Staff Lounge, X-Ray Area
Second Floor- Accessible by Elevator, 3 Private Offices, Conference Room,
Lounge, Full Bathroom
Exterior- Covered Drop Off Area - Ample Parking 25 Spaces, Separate Stair Well
Updated Interior with Large Operable Fish Tank in Waiting Area
Located Just North of Seabreeze Boulevard on the East Side of Peninsula
Turn Key Medical Office or Convert to Any Other Office or Retail Use
BR-1, Business Retail Zoning in the City of Daytona Beach

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PROPERTY DETAILS

SALE PRICE	\$1,050,000
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LOCATION INFORMATION

BUILDING NAME	Daytona Beachside Office
STREET ADDRESS	614 N Peninsula
CITY, STATE, ZIP	Daytona Beach, FL 32118
COUNTY	Volusia
MARKET	Daytona Beach
CROSS-STREETS	North Peninsula Drive & Seabreeze Blvd
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	I-95 & I-4
NEAREST AIRPORT	Daytona Beach International

BUILDING INFORMATION

BUILDING SIZE	5,071 SF
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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	BR-1 Daytona Beach
LOT SIZE	0.54 Acres
APN #	5305-01-24-0110
LOT FRONTAGE	160 ft
LOT DEPTH	160 ft
CORNER PROPERTY	No
WATERFRONT	No

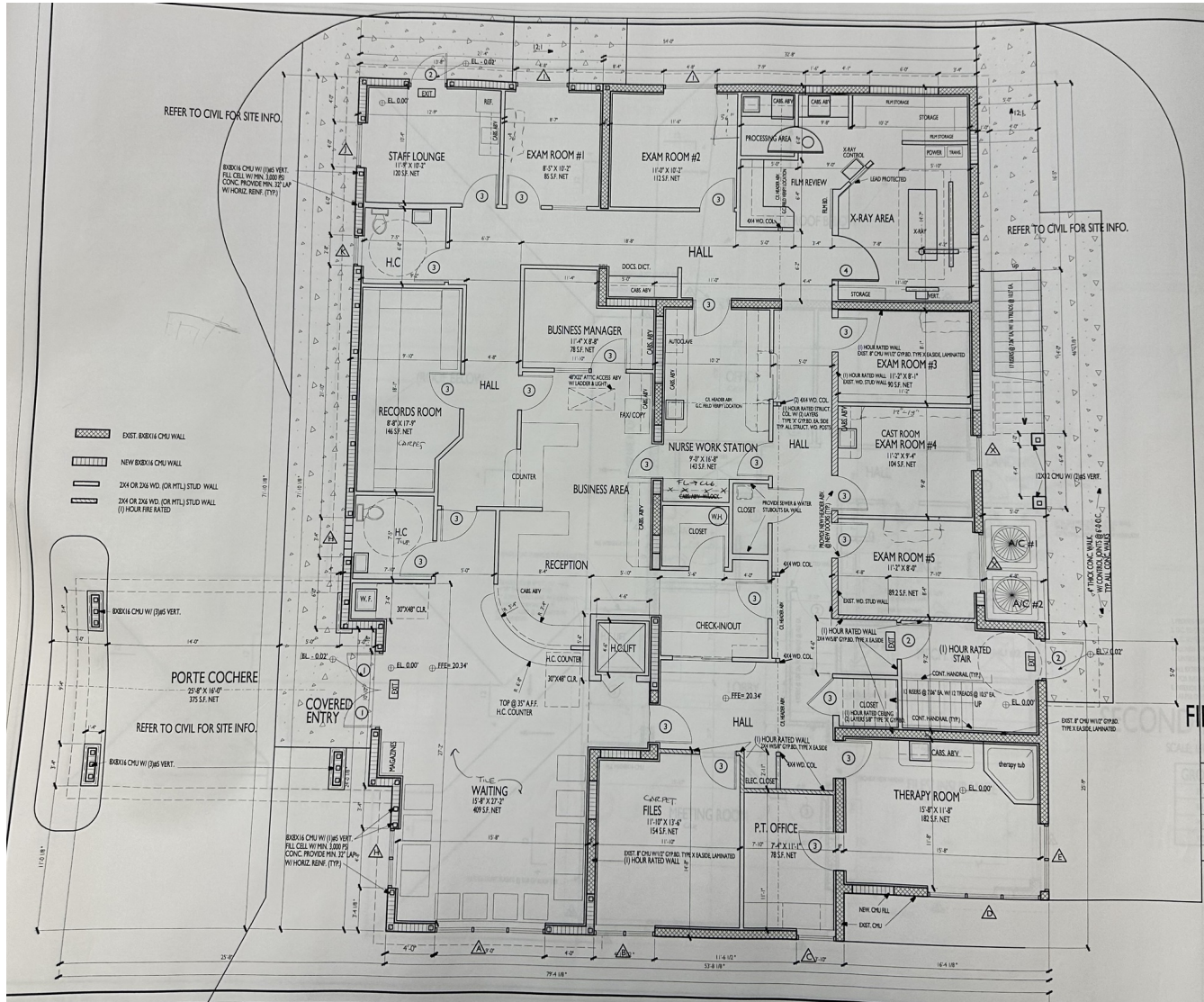
PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface
PARKING RATIO	4.0
NUMBER OF PARKING SPACES	25

UTILITIES & AMENITIES



FIRST FLOOR PLAN



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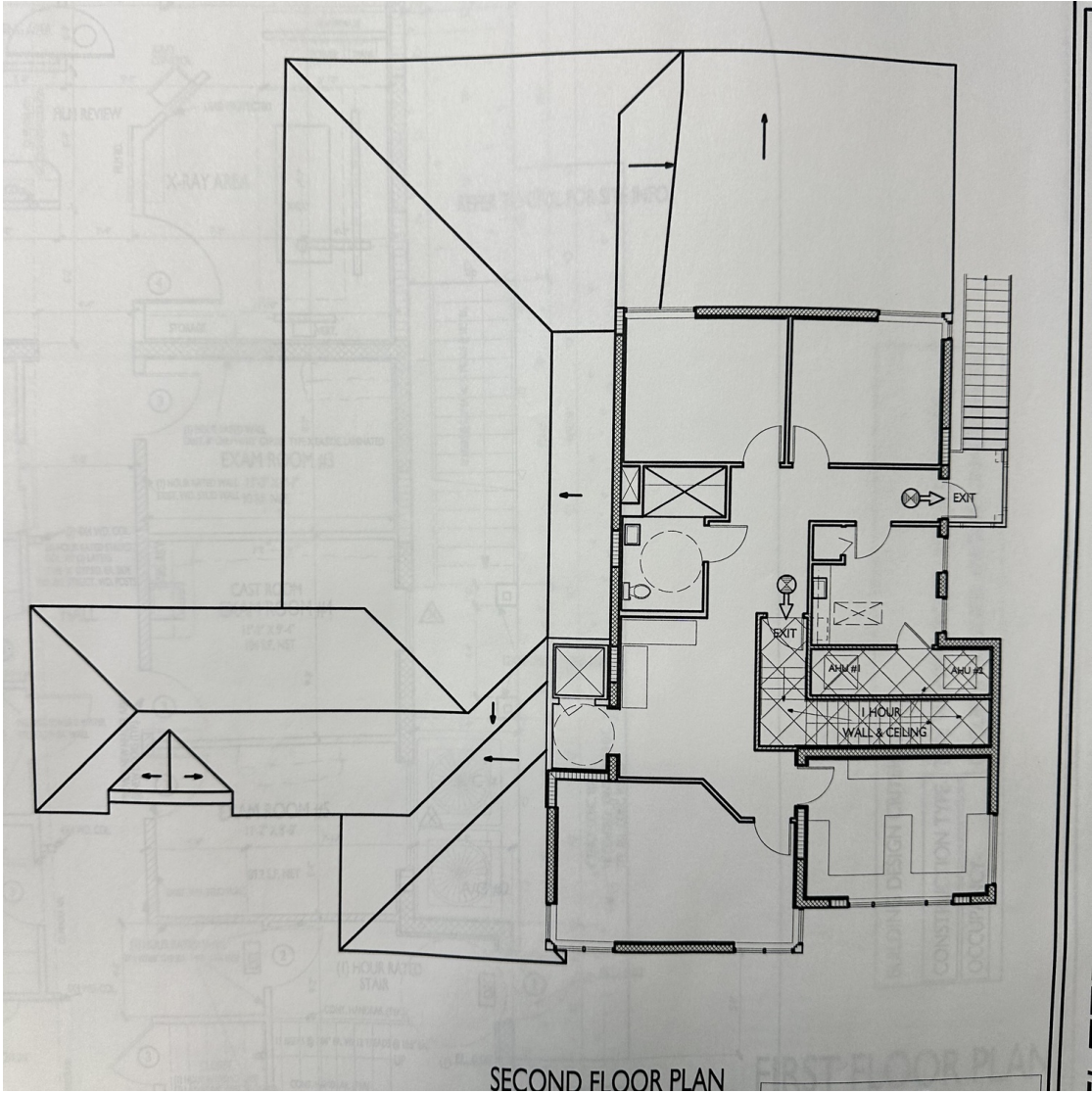
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SECOND FLOOR PLAN



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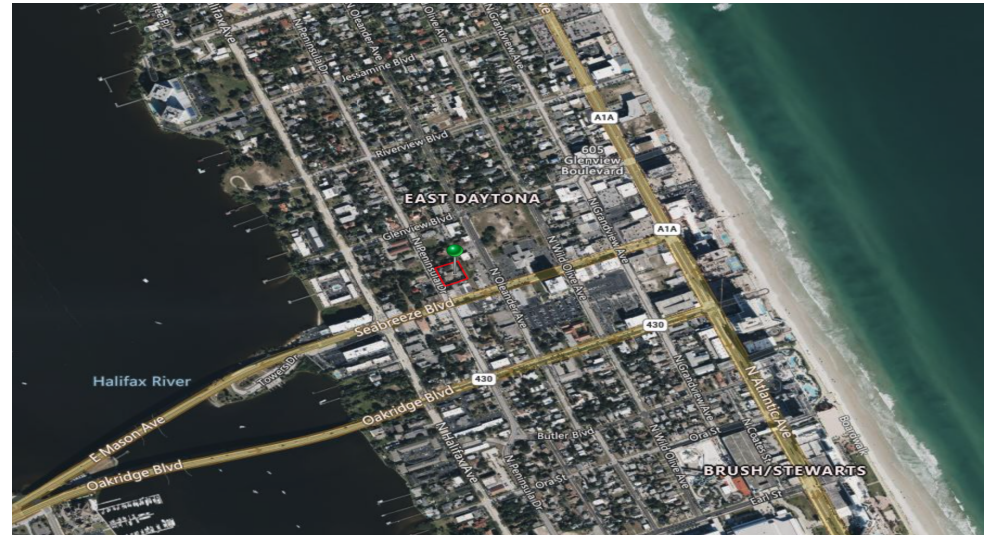
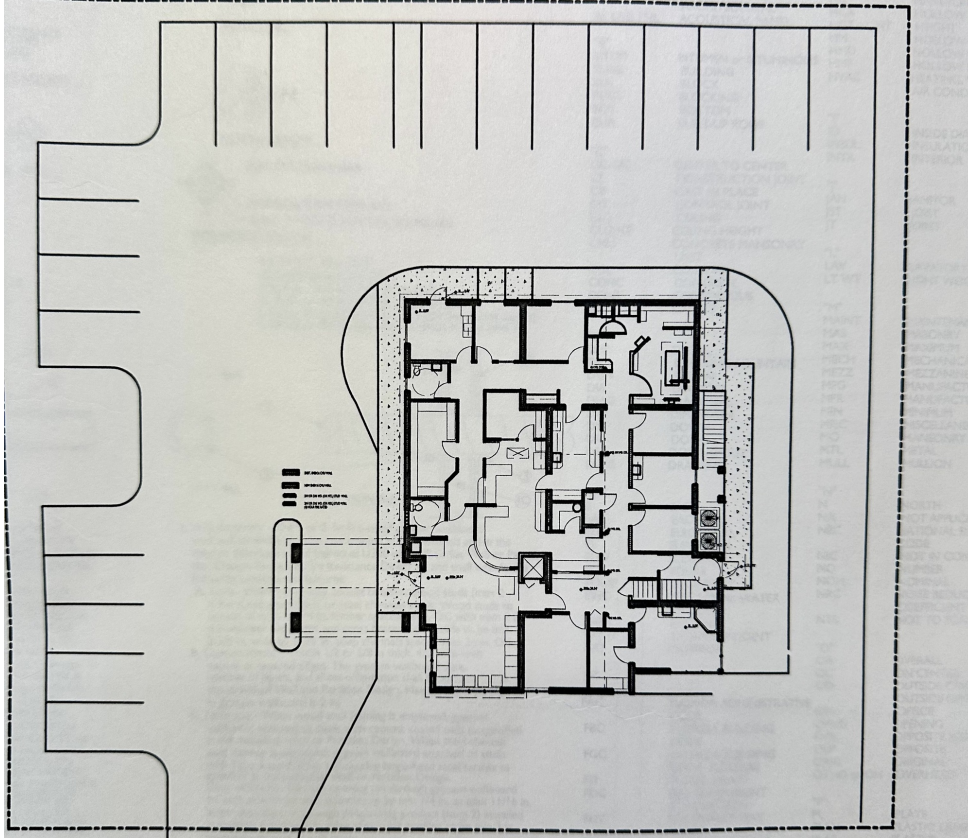
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SITE PLAN



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