

SALE

Plumbing Business For Sale

4430 EASTPORT PARK WAY

Port Orange, FL 32127

PRESENTED BY:

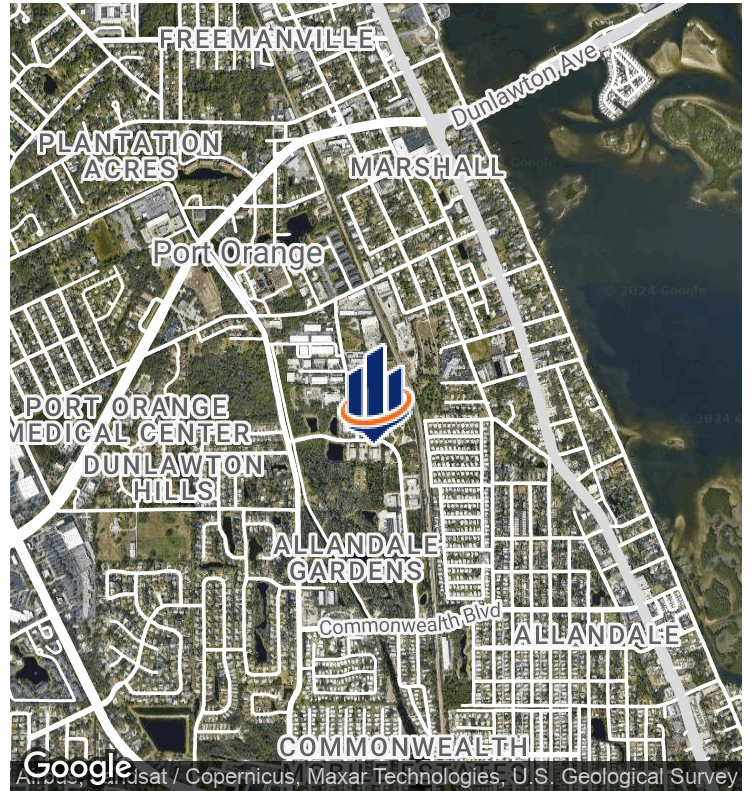
MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,800,000
BUILDING SIZE:	9,300 SF
LOT SIZE:	1.163 Acres
YEAR BUILT:	2002
ZONING:	LI (Light Industrial)
APN:	10163325000030

PROPERTY OVERVIEW

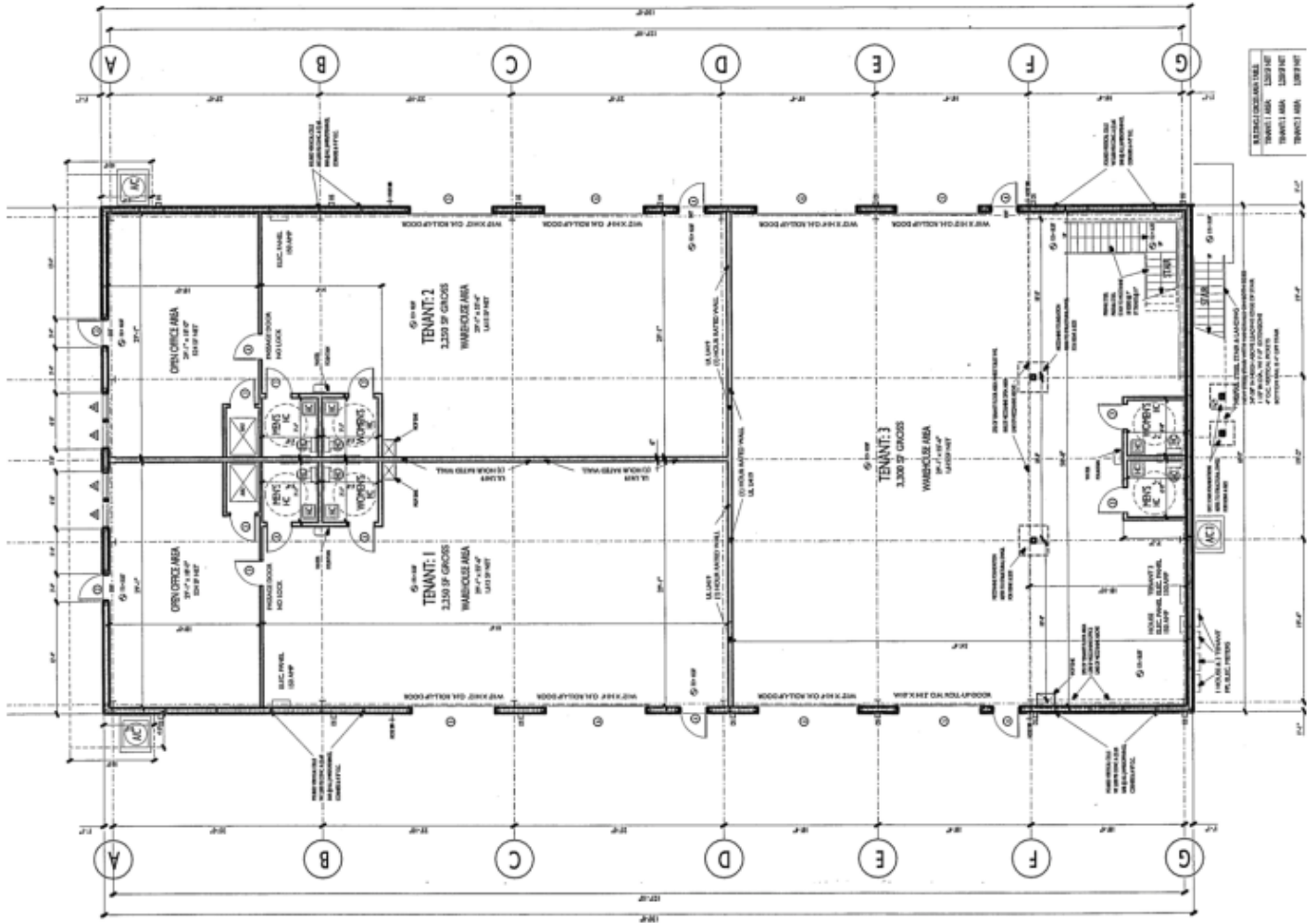
Turnkey plumbing contracting business for sale in Volusia County, FL. Sale includes real estate, all equipment, client list and all business assets. 35+ years in business. Owner is retiring, but will stay on to train. Sale includes 9,300 square foot warehouse building with 2 long term tenants for extra income. Business consistently does \$1M/year in revenue with excellent cash flow. Financials available upon signed NDA & proof of buyer qualification.

PROPERTY HIGHLIGHTS

- Located in a growth area with significant residential construction.
- Just 10-15 minutes from I-95 & I-4 along with 10-15 minutes from the World's Most Famous (Daytona) Beach.
- Located in a thriving industrial park with low vacancy.

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BUILDING DIAGRAM



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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

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