



# For Sale

## NNN Office Condo For Sale | West End Village

1515 Herbert Street, Unit 208, Port Orange, FL 32129



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$340,000
<b>SIZE:</b>	Unit 208: 1,385 SF
<b>NOI:</b>	\$24,251.35
<b>CAP RATE:</b>	7.13%
<b>YEAR BUILT:</b>	2005
<b>PARCEL NO:</b>	6308-30-02-2080
<b>ZONING:</b>	PCD

### PROPERTY DESCRIPTION

1,385 SF Office Condos For Sale in West End Village. Tenant in place since 2025, with lease running through December 31, 2028. \$24,251.35 Annual Base Rent with a 7.13% Cap Rate. Condo Association handles all building and grounds maintenance for low-effort ownership. Florida Vernacular architecture with a metal roof adds charm and durability. Excellent exposure and visibility with access from Clyde Morris Boulevard and Herbert Street. Easy access and plenty of parking available. Ideal for medical or professional office use. A strong addition to your investment portfolio!

### LOCATION DESCRIPTION

Located just east of Clyde Morris Boulevard and north of Dunlawton Avenue on Herbert Street in West End Village. Approximately 1.8 miles to International Speedway Boulevard, 1.1 miles to Dunlawton Avenue, 3.3 miles to Beville Road, and 4.9 miles to Interstate 4.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,431	30,615	52,795
<b>TOTAL POPULATION</b>	9,631	67,146	115,623
<b>AVERAGE HH INCOME</b>	\$76,567	\$76,457	\$78,532

**John W. Trost, CCIM**  
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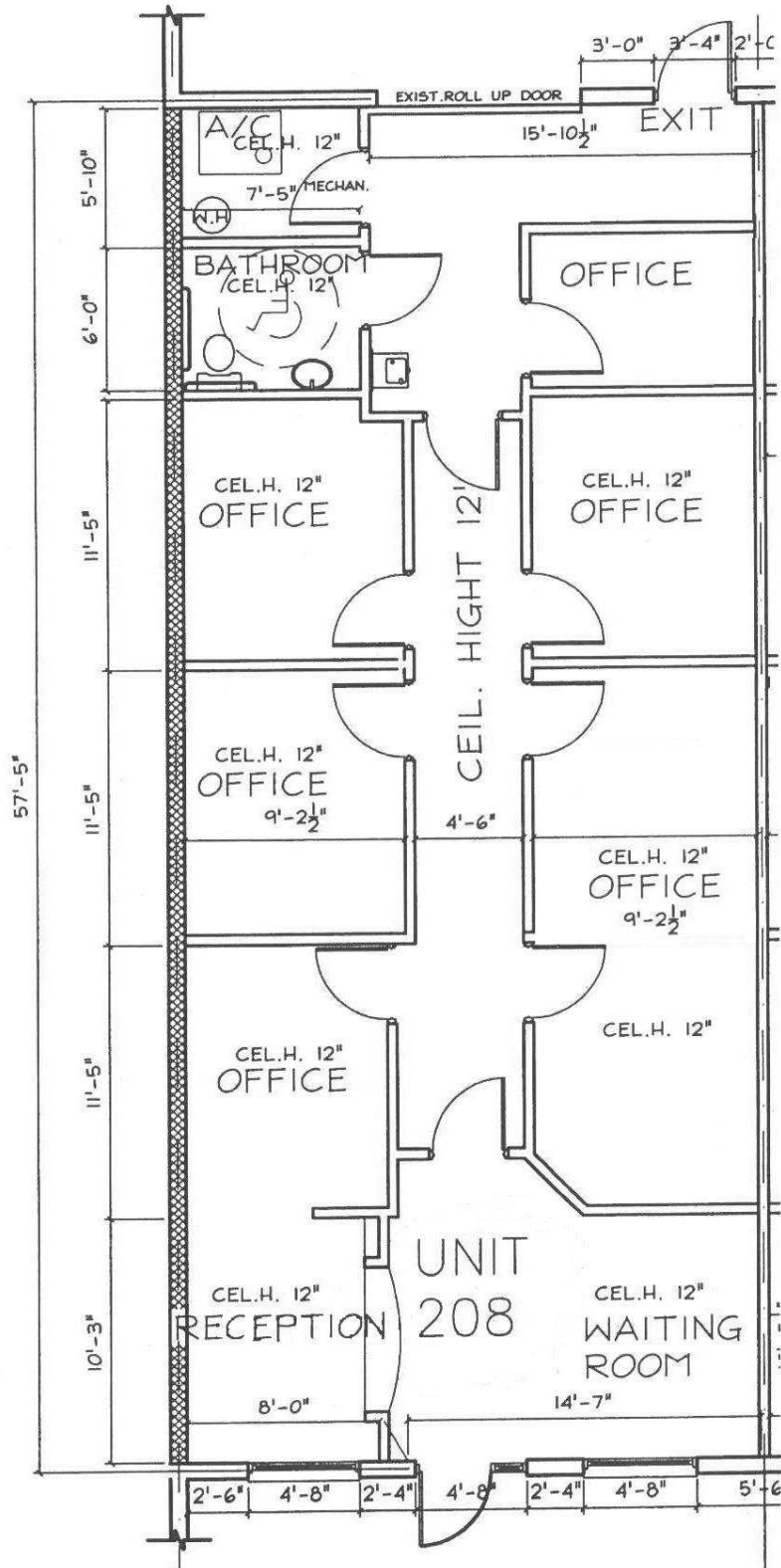
# Additional Photos

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