

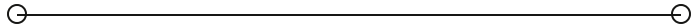


**SALE / LEASE**

# Daytona Office/Tourist/Retail - 3,608 SF

**609 S RIDGEWOOD AVE**

Daytona Beach, FL 32114



**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**  
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FL #BK3068067



# PROPERTY SUMMARY



## VIDEO

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>LEASE RATE:</b>	\$12 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	3,608 SF
<b>LOT SIZE:</b>	0.37 Acres
<b>BUILDING SIZE:</b>	3,608 SF

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### PROPERTY DESCRIPTION

2 Parcels-609 & 615 South Ridgewood Avenue

Concrete Block Construction - 2 Large Open Areas

Front Reception Area - 5 Private Offices - 2 Baths

Break Area / Kitchen - Racks/Furniture Included

Roof - 7 Years Old

T-2 Daytona Beach Zoning - Office / Retail / Restaurant

Professional Services Allowed / Adult Day Care / Child Care

Medical-Dental / School / Animal Grooming

For Lease or For Sale - Lease W/Option Considered

NNNs at +/- \$4.25/SF/Year

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## ADDITIONAL PHOTOS



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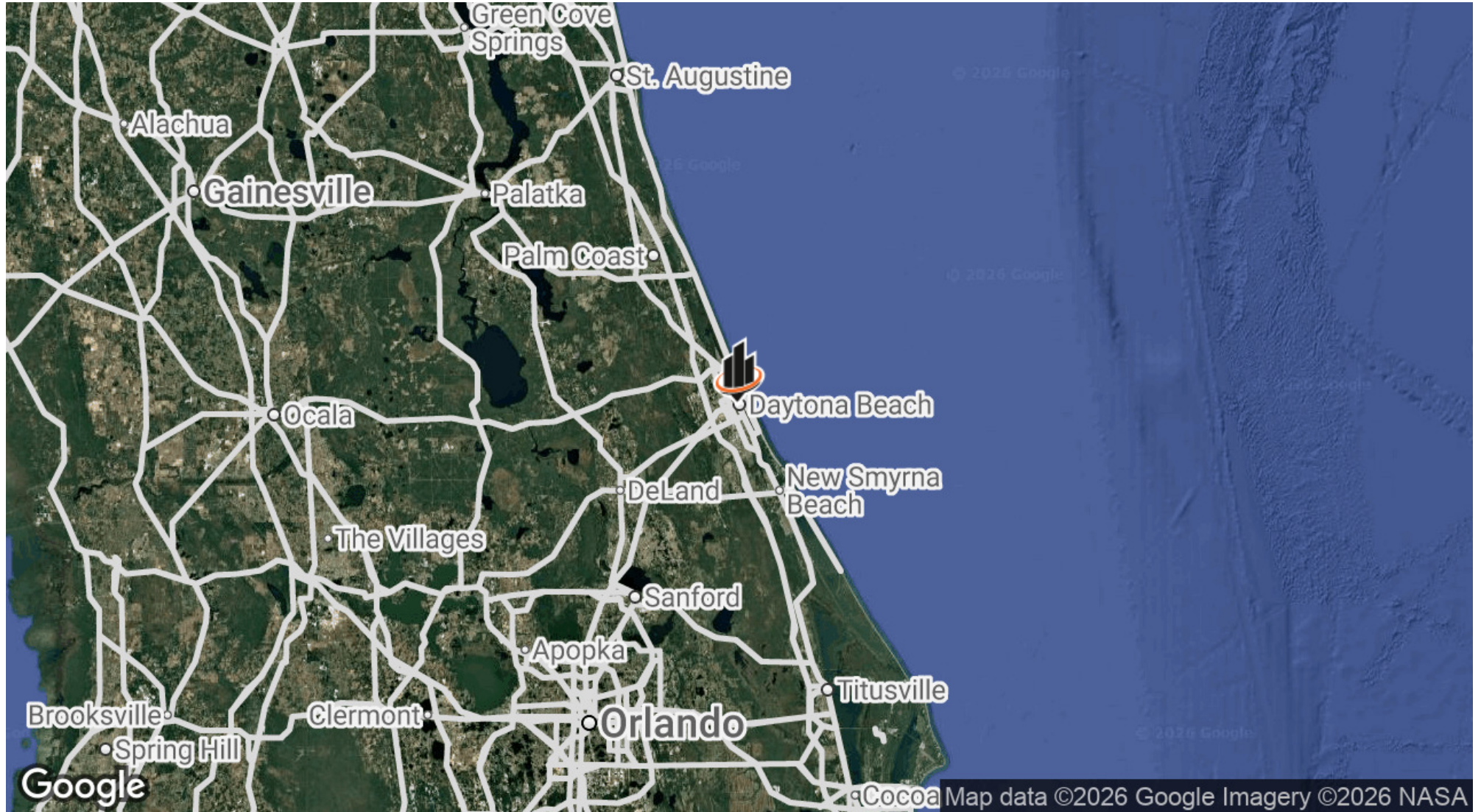
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## LOCATION MAP



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