

V4947834 103 HIGHLAND ST, ORANGE CITY, FL 32763



County: Volusia **Status:** Active
Legal Subdivision Name: TREVASKIS LT 21 BLK
 30 ORANGE CITY
Property Style: Warehouse **List Price:** \$969,000
Ownership: Sole Proprietor **LP/SqFt:** \$149.08
Year Built: 1986 **Special Sale:** None
Flex Space SqFt: **ADOM:** 7 **CDOM:** 7
Office Retail Space SqFt: 910 **Heated Area:** 910 SqFt / 85 SqM
Total Area: 6,500 SqFt / 604 SqM
Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: X
Number of Tenants:
Tenant Count:
Financial Package:

Prime 6,500 SF commercial building located in a highly visible corridor along South Volusia Ave, benefiting from approximately 30,000 vehicles a day (AADT). The property features 5,590 SF of warehouse space and 910 SF of finished flex/office space, making it ideal for a variety of commercial and industrial users. The building is CG-2 zoned, allowing for multiple uses including repair shops, fitness or entertainment facilities, garden and farm retail, craft/light industry, and service centers. Property highlights include three large bay doors, 14' drop ceilings, 400-amp three-phase power, updated electrical, and a full security system. The flex/office space is equipped with a newer mini-split HVAC system, providing comfortable workspace separate from the warehouse. Positioned in a commercially dense area near 7-Eleven, the property offers excellent visibility and easy access from South Volusia Ave, making it ideal for businesses seeking exposure, functionality, and flexible zoning.

Land, Site, and Tax Information

SE/TP/RG: 10-18-30 **Zoning:** CG-2 **Section #:** 10
Subdivision #: **Future Land Use:** **Block/Parcel:** 30
Between US 1 & River: No
Tax ID: [8010-11-00-0290](#) **Development:** Trevaskis
Taxes: \$8,426.00 **Tax Year:** 2025 **Lot #:** 28
Book/Page: 4-174 **Complex/Comm Name:**
Alt Key/Folio #: 2368438
Legal Desc: W 16 FT OF LOT 28 & LOTS 29 & 30 & E 15 FT OF LOT 31 TREVASKIS SUB LOT 21 BLK 30
 ORANGE CITY MB 4 PG 174 PER OR 5239 PG 1707 PER OR 7488 PG 2165 PER OR 8275 PG 1626 PER OR
 8647 PG 3153 **Front Exposure:**
Road Frontage: City Street **Flood Zone:** X **Front Footage:**
Add Parcel: No **# of Parcels:** **Additional Tax IDs:**
Lot Dimensions: **Lot Size Acres:** 0.37 **Lot Size:** 16,095 SqFt / 1,495 SqM
Water Frontage: No
Water Access: No **Water Name:**
Water View: No **Water Extras:** No

Interior Information

Floors: **Total Number of Buildings:** 1 **# Offices:** 1
A/C: A/C - Office Only, Mini-Split Unit(s) **Ceiling Height:** **Freezer Space YN:**

Exterior Information

Ext Construction: Concrete **Designated Builder Y/N:** **# of Bays:**
Electric Service: 200+ Amp Service, 3 Phase **# of Bays Dock High:**
Foundation: Slab **Total Parking Spaces:** **# of Bays (Dock Well):**
Road Surface Type: Asphalt, Paved **# of Gas Meters:**
Signage: **# of Electric Meters:**

Green Features

Green Energy Generation: **Green Energy Generation Y/N:** No

Income and Expense

Annual Gross Income: **Income Includes:** **Anchor Or Co-Tenants:**
Cap Rate: **Vacancy Rate:**

Realtor Information

List Agent: [Leo Rose](#) **List Agent ID:** 286006998 **List Agent Direct:** 941-840-8669
List Agent E-mail: roserealtyfl@outlook.com **List Agent Fax:** **List Agent Cell:** 941-840-8669
List 2 Agent: [Amanda Rupp](#) **List Agent 2 ID:** 286004223 **List Agent 2 Phone:** 407-547-5858
List Agent 2 Email: amanda@ruppsrealstate.com
List Office: [LPT REALTY LLC](#) **List Office ID:** 286006832
List Office 2: [LPT REALTY LLC](#) **List Office 2 ID:** 286006832
Original Price: \$969,000 **List Office Fax:** **List Office Phone:** 386-388-7877
On Market Date: 03/11/2026 **Price Change:** **LP/SqFt:** \$149.08
Previous Price: **Expiration Date:** 09/30/2026
Seller Representation: Transaction Broker **Owner Phone:** **Delayed Distribution YN:** No
Owner: TOD ULRICH **Delayed Dist. Date:**
Spec List Type: Exclusive Right To Sell **Listing Type:** Exclusive Right To Sell

Seller's Preferred Closing Agent

Closing Agent Name: Katrina Bento **Phone:** 3863336566
Email: Katrina@FloridaTitleBiz.com **Fax:**
Address: 3340 S Ridgewood Ave, Ste 4 Port Orange, Florida 32129

Closing Company Name: Florida Title Biz

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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ML #	Prop Type	Status	County	Legal Subdivision Name	Current Price	Address	Total Acreage	Beds	Baths	Built	SqFt	Heated Pool	Water
V4947834	COMS	ACT	Volusia	TREVASKIS LT 21 BLK 30 OR	\$969,000	103 HIGHLAND ST	1/4 to less than 1,	0	1986	910	None		

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