

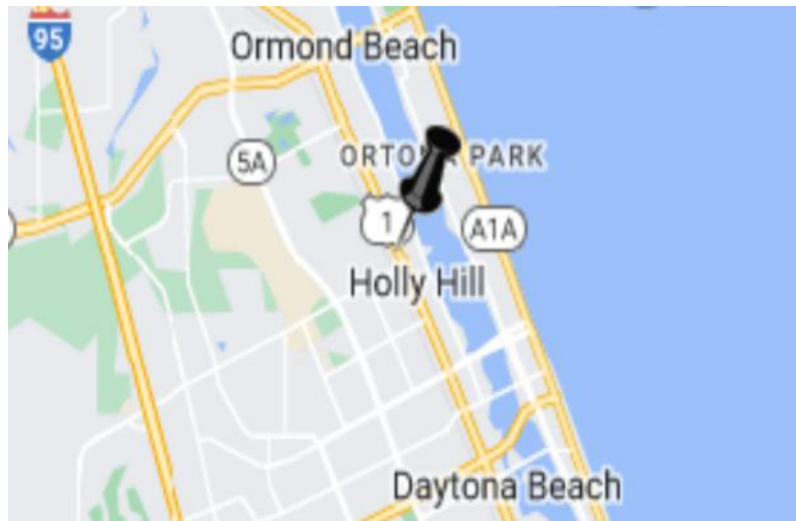
# 6,000 +/-Retail Condo Unit For Sale

1202 Ridgewood Ave. #1000 Holly Hill FL 32117



## PROPERTY SPECIFICATIONS

Sale Price:	\$439,000
HOA-	\$2,047 Per Month
Parcel ID:	<a href="#">4242-88-00-1000</a>
Retail Size:	5,995 SqFt
Traffic Count:	27,000 AADT
Zoning:	CC-1



## REMARKS

Large retail building in Volusia County, FL located directly on N US 1 (27,000 AADT). centrally located between Daytona and Ormond Beach and within 1.5 hours of Jacksonville and Orlando. This building offers nearly 6,000 sqft of retail space with large display windows, abundant floor space, decorative interior walls, private offices, pole signage and more. Located within the CC-1 zoning district, many uses are possible such as office, beauty salons, business services, retail sales, and specialty shops to name a few. Business not included in sale. Located near the new Pictona! \$2,047 Monthly Assessment



140 S Atlantic Ave Suite 202  
Ormond Beach, FL 32176

[www.buddyandron.com](http://www.buddyandron.com)



**Kayla Williams**  
Sales Associate  
386.338.1330

**Ron Frederick**  
Broker/Associate  
ron920@gmail.com 386.334.8997

# Zoning

## CC-1 Commercial Corridor District

### Sec. 114-592. - Intent.

The CC-1 district regulations are intended to promote a relatively intense mix of uses along Ridgewood Avenue, including general retail, wholesale commercial, light industrial and limited residential uses, that are compatible and functionally related so as to enhance the economy of the area; to promote functionally efficient and visually attractive open spaces along the street and between buildings; and to promote the efficient use of Ridgewood Avenue and to minimize the deleterious effects of vehicle turning movements on its traffic-carrying capacity through reasonable access controls.

### Sec. 114-593. - Permitted principal uses and structures.

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Miniwarehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.
- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.



Realty Pros Commercial  
140 S Atlantic Ave Suite 202  
Ormond Beach, FL 32176

**Buddy Budiansky, CCIM**  
Vice President Commercial Services  
buddyb@ccim.net 386.334.2865

**Ron Frederick**  
Broker/Associate  
ron920@gmail.com 386.334.8997

# Zoning

- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.

**Sec. 114-594. - Prohibited uses.**

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.
- (7) Tattoo parlors, except that tattoo parlors shall be permitted on CC-1 zoned property only within the redevelopment district overlay if approved by special exception.

**Sec. 114-595. - Permitted accessory uses and structures.**

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

**Sec. 114-596. - Special exceptions.**

- (1) Automobile service stations (type A and B) (Refer to section 114-682.)
- (2) Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)
- (3) Fence manufacturing and assembly. (Refer to section 114-684.)
- (4) Flea markets and farmers' markets. (Refer to section 114-676.)
- (5) Restaurants, types A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (6) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)
- (7) Transmission repair services. (Refer to section 114-681.)
- (8) Truck and rail freight terminals.



Realty Pros Commercial  
140 S Atlantic Ave Suite 202  
Ormond Beach, FL 32176

**Buddy Budiansky, CCIM**  
Vice President Commercial Services  
buddyb@ccim.net 386.334.2865

**Ron Frederick**  
Broker/Associate  
ron920@gmail.com 386.334.8997

# Exterior Property Photos

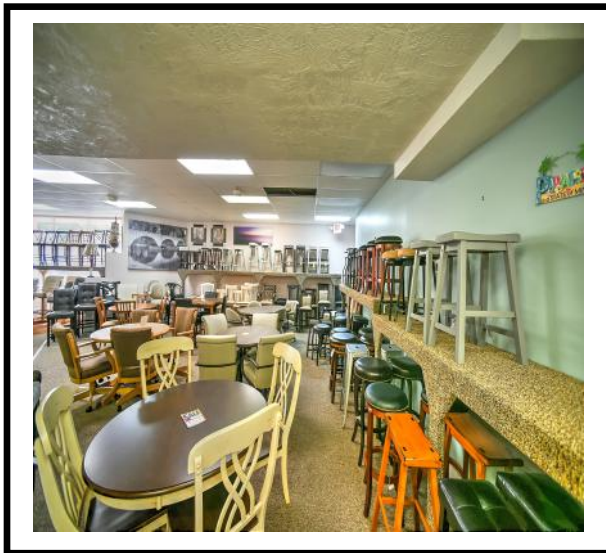


Realty Pros Commercial  
140 S Atlantic Ave Suite 202  
Ormond Beach, FL 32176

**Buddy Budiansky, CCIM**  
Vice President Commercial Services  
buddyb@ccim.net 386.334.2865

**Ron Frederick**  
Broker/Associate  
ron920@gmail.com 386.334.8997

# Property Photos



Realty Pros Commercial  
140 S Atlantic Ave Suite 202  
Ormond Beach, FL 32176

**Buddy Budiansky, CCIM**  
Vice President Commercial Services  
buddyb@ccim.net 386.334.2865

**Ron Frederick**  
Broker/Associate  
ron920@gmail.com 386.334.8997