



Investment Opportunity | Offering Memorandum | Daytona Beach, FL

Historic Office Building | \$799,000.00





# Investment Summary

Offering Memorandum  
Historic Office Building



# Investment Summary

Prime professional office building in highly desirable location, zoned RP (Residential-Professional). Currently utilized as a law office, this well-known marquee property offers 5,819 SF of finished space across three upper levels plus a full basement—ideal for professional or specialty office use. Featuring a brand-new roof installed in 2025, this building blends classic architectural charm with modern functionality. The uppermost level includes a spacious library, perfect for legal, academic, or executive use. The property provides exceptional visibility and signage potential, making it a standout along a high-traffic corridor. Ample on-site parking, excellent accessibility, and proximity to key commercial, municipal (city island) and residential districts further enhance the appeal of this professional asset. Whether owner-occupied or investor-held, this is a rare opportunity to acquire a high-profile building in a prime market.

## Investment Highlights

New Roof

Multiple Office, Lobby, Reception and Conference Rooms

Updated Electrical

Full Basement and Attic

Multi-Zone HVAC

Private Restrooms

## Location Highlights

Daytona Beach, FL

High Visibility

Path of Growth

Central Location

Proximity to schools, shopping  
Historic sites, beach & river

Historic Area

## Uses

Live/Work

Business/Prof Offices

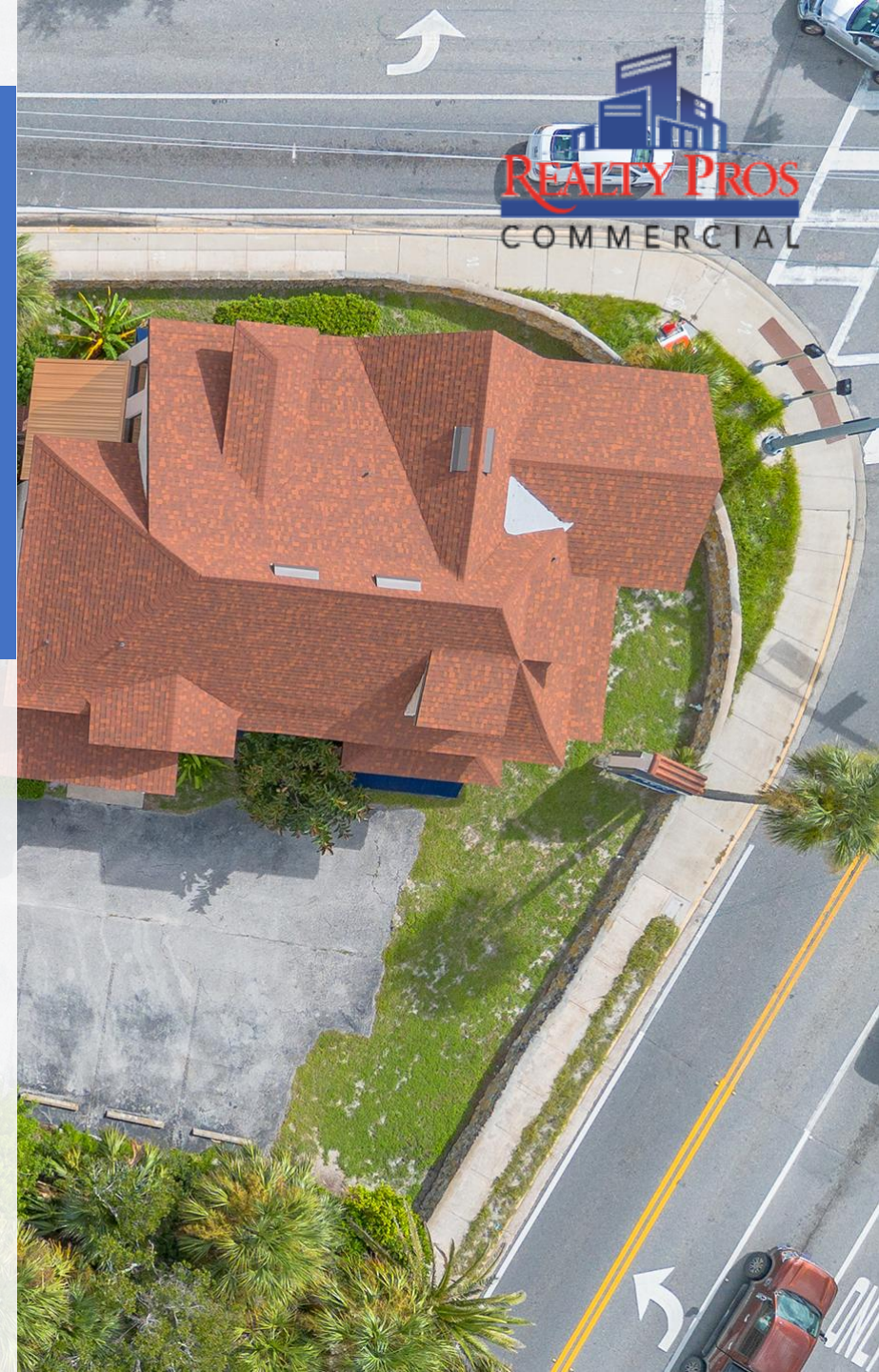
Business Services

Child Care Facility

Assisted Living Facility

Club or Lodge

Place of Worship



# Property Information



## Property:

Street: 213 Silver Beach Ave.  
City State Zip: Daytona Beach, FL  
Parcel ID: 5309-33-01-0040  
Units: 1  
Buildings: 1  
Year Built: 1920  
Year Reno: Various  
Taxes: \$7,217 (2025 est.)  
Lot Size: .58 Acres  
Lot SF: 25,264 SF  
Building Size: 5,819 SF  
Landscaping: Mature  
Topography: Flat  
Price: \$799,000.00  
Financing: Traditional CRE/  
Cash

P  
H  
O  
T  
O  
G  
R  
A  
P  
H  
S



P  
H  
O  
T  
O  
G  
R  
A  
P  
H  
S



P  
H  
O  
T  
O  
G  
R  
A  
P  
H  
S





# Historic Daytona Beach, FL



Historic Downtown Daytona Beach, situated along the Halifax River on Beach Street, is a cornerstone of the city's ongoing revitalization and a focal point for business and investment. The district is characterized by its early 20th-century architecture, walkable streetscape, and proximity to major attractions such as the Jackie Robinson Ballpark and the new Riverfront Esplanade. With a strong mix of local retailers, restaurants, professional services, and cultural venues, the area attracts both residents and visitors year-round. Supported by city-backed redevelopment initiatives, infrastructure upgrades, and steady growth in tourism and residential development, Historic Downtown Daytona Beach presents a compelling opportunity for commercial real estate investors and business owners seeking visibility, foot traffic, and long-term growth potential in a vibrant, historic setting.

# Financial Information

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



	DESCRIPTION	VENDOR	ANNUAL AMOUNT
	2023 EXPENSES		
2024	Insurance-Flood	Wright National Flood	\$TBD
2024	Insurance-Property/GL	Foundation Risk Partners	\$TBD
2024	Property Tax	County of Volusia	\$7,217.00
2024	Power Consumption	FP&L	\$TBD
2024	Water/Sewer/Trash	City of Daytona Beach	\$TBD
2024	Janitorial	Various	\$TBD
2024	Maintenance	Various	\$TBD
2024	Lawn	Monero Landscaping	\$TBD
		<b>TOTAL EXPENSES</b>	<b>\$TBD</b>

# Traffic Count

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



# Contact Information

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



For more information, please contact:

**Beau Warren**  
Commercial Real Estate Advisor  
Realty Pros Commercial  
140 S Atlantic Ave. Ste 202  
Ormond Beach, FL 32176

 386.589.5754

 Beau@RealtyProsCRE.com

 RealtyProsCRE.com



# Confidentiality Statement

Investment Opportunity | Offering Memorandum | Daytona Beach, FL



This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Realty Pros Commercial or by the Seller. The projections and pro forma budget contained herein represent best estimates or assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.