

# VENETIAN BAY COMMERCIAL CONDOS FOR SALE



## PROPERTY DESCRIPTION

Two Commercial Condos totaling 6,604 SF with storefront on busy Luna Bella Lane.

-Unit C (Suite 131): 4,354 SF is leased by Snap Fitness through April 2023.

\$62,819.12 Current Annual Base Rent 1/1/2024-12/31/2024, 4% annual increases except 2029 which has 19% increase, PLUS Tenant pays condo dues and real estate taxes.

-Unit B (Suite 133): 2,250 SF is vacant and available for lease at projected \$24.00 per SF base rent.

\$54,000 Annual Base Rent, PLUS Tenant will pay condo dues and real estate taxes.

Projected Initial Cap Rate 7.8% with both units leased. Projected Overall Cap Rate 9.1% when factoring in all increases.

Location has some of the best demographics in East Volusia County.

The Downtown Venetian Bay Town Center has approximately 2,000 homes within a short walking distance and over 2,900 homes currently, with plans to grow to over 4,000 homes at full build-out. Additionally, there are 322 apartments under construction across the street.

Currently estimated to be over 7,000 potential customers with over \$75,000 plus Average Household Income.

No hassle investment with Condo Association handling all building and grounds maintenance.

Building signage available.

Cash-in on local growth today!

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

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**CHRIS BUTERA**

Principal

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## OFFERING SUMMARY

**SALE PRICE:** \$1,500,000

**SIZE:** 6,604 SF TOTAL  
(Unit B: 2,250 SF)  
(Unit C: 4,354 SF)

**CAP RATE:** Projected Initial 7.8%  
Projected Overall 9.1%

**NOI:** \$62,819.12  
(\$14.43 NNN)

**YEAR BUILT:** 2007

**ZONING:** PUD

**PARCEL NO:** 7307-04-00-0020  
7307-04-00-0030

## LOCATION ADDRESS

424 Luna Bella Lane, Unit B & C (Suite 131 & 133)

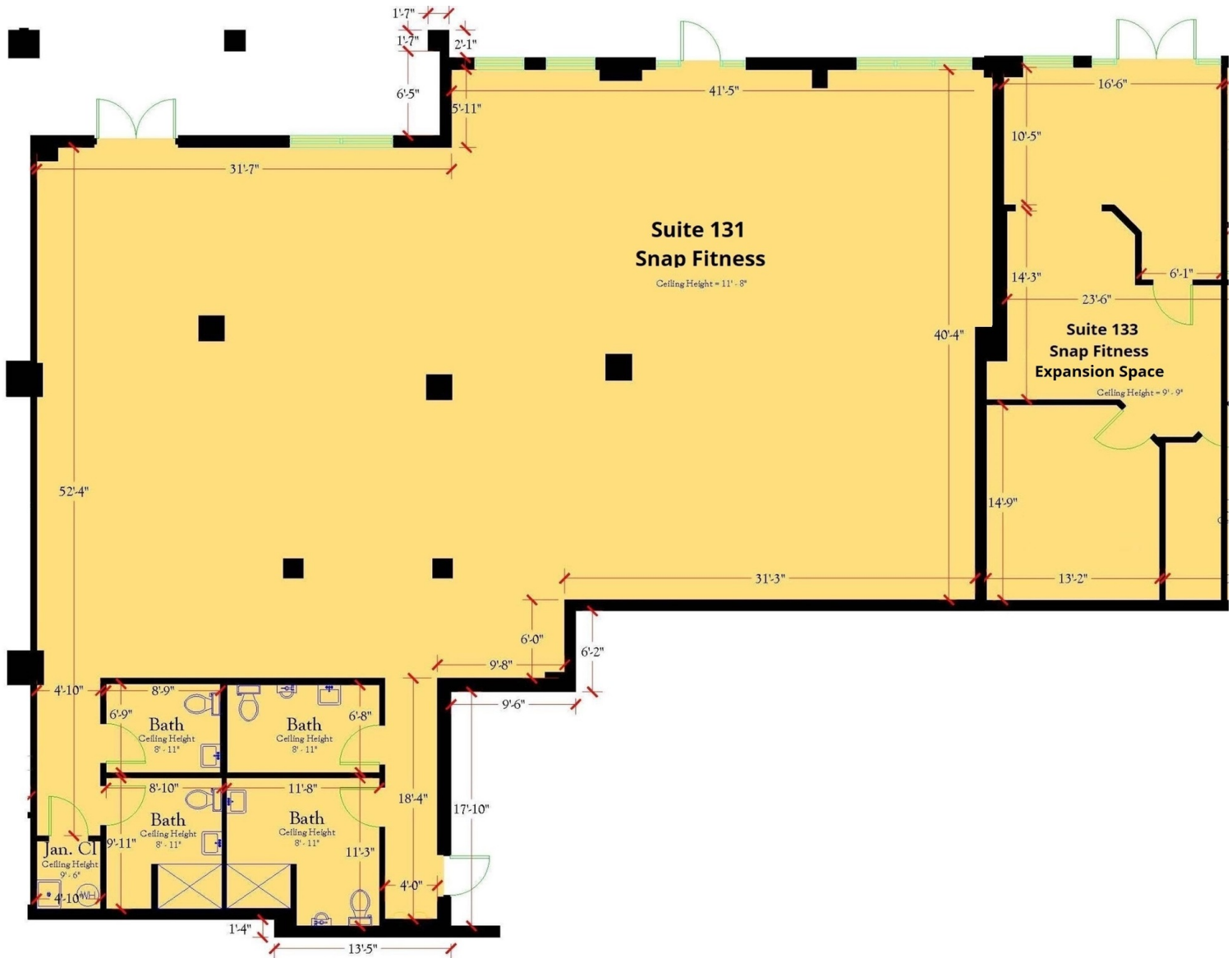
New Smyrna Beach, FL 32168

**VENETIAN BAY COMMERCIAL CONDOS** | 424 Luna Bella Lane, Unit B & C (Suite 131 & 133) New Smyrna Beach, FL 321

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# UNIT C (131) & A PORTION OF UNIT B (133) - SNAP FITNESS FLOOR PLAN



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# UNIT B (133) FLOOR PLAN - 2,250 SF VACANT



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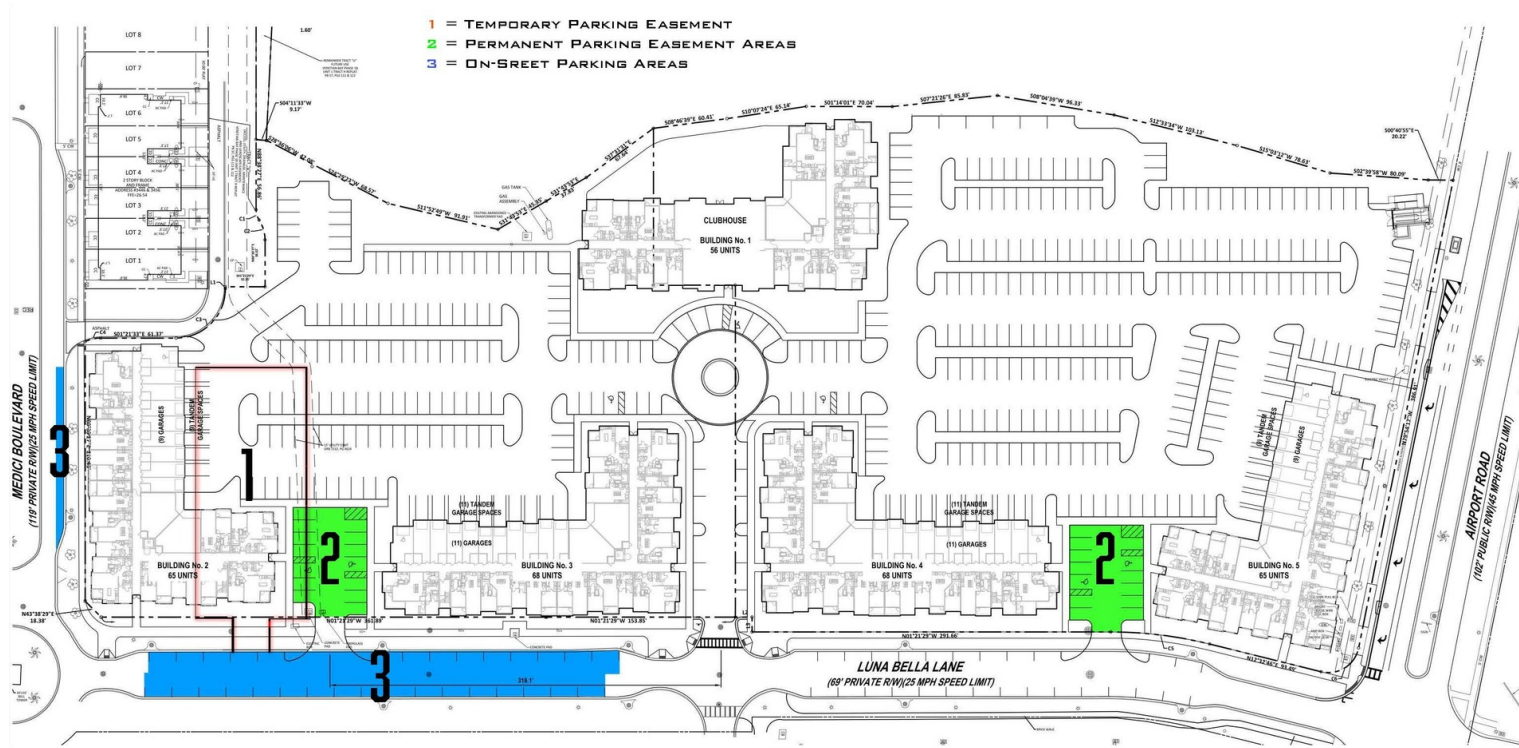
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# PARKING EXHIBIT - 327 PARKING SPACES AVAILABLE



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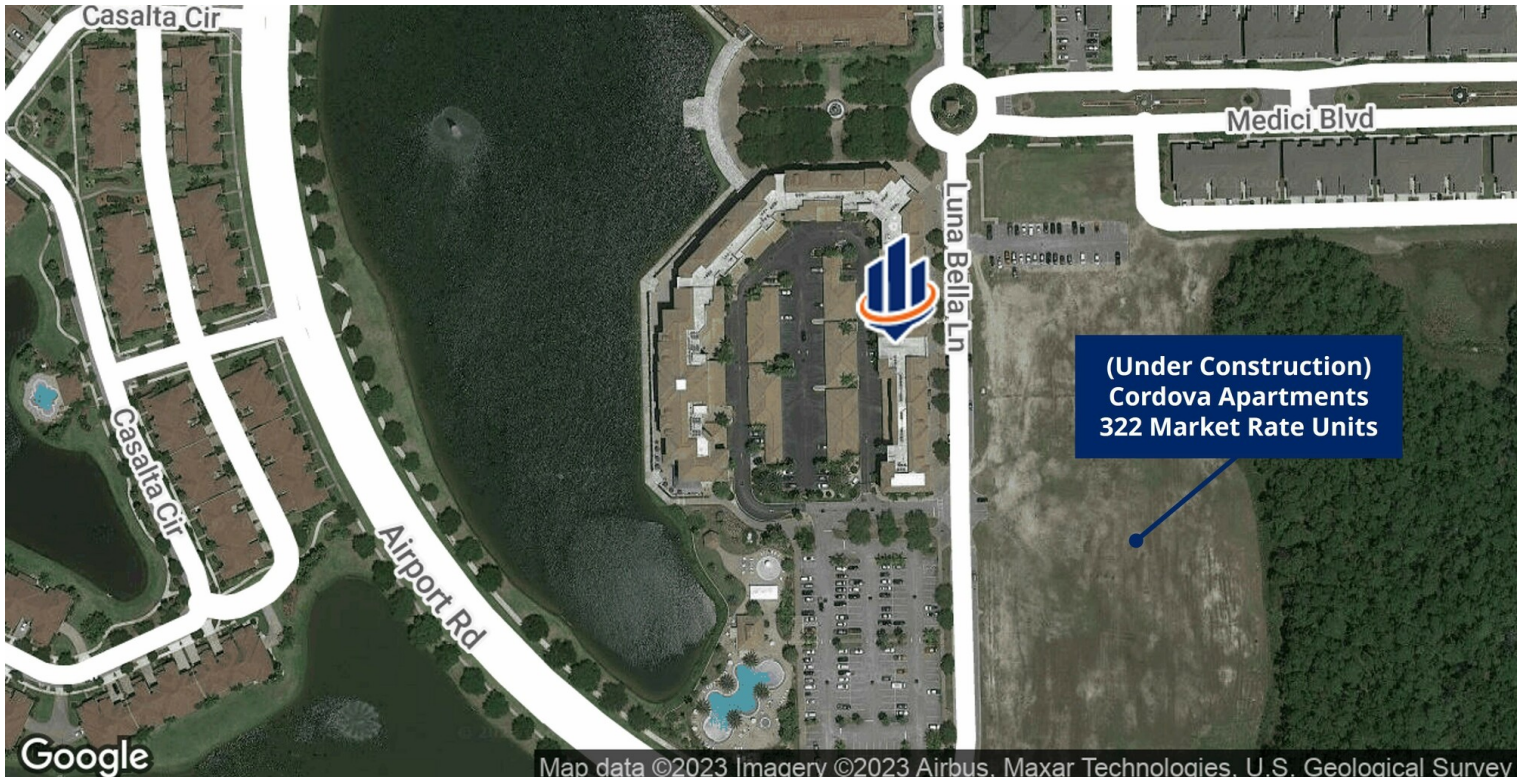
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## LOCATION MAPS



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