



IN-TOWN CORE LOCATION 40,000 SQ. FT OF ADAPTIVE SPACE W/ PARKING (CREATIVE SALE/LEASE CONSIDERED)

865 W New York Ave, Deland, FL 32720

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	2.73 Acres
Year Built:	1961
Building Size:	40,322
Renovated:	1997
Zoning:	Flexible PD
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach metropolitan area
Traffic Count:	11,700
Price / SF:	\$121.52

PROPERTY OVERVIEW

Central Florida investment opportunity. Creative seller is open to cash/terms/trade, lease, purchase, or lease/purchase. The building is 40,000+ square feet of masonry construction steel core with a 16' ceiling height. Impressive electric service and a fire sprinkler system throughout. It's a mix of finished, warehouse, and storage space. The building is divisible with potential for condos. The site is on a main gateway (SR 44) situated on a high profile corner location with over 2.7 acres of land and 100± parking spaces. Only eight short blocks to Downtown DeLand and eleven minutes to I-4. Possibility for out-parcel and drive through configurations. Expansive list of uses including commercial retail, service, storage. City PD updating in progress. Current survey, Phase I, environmental and structural reports are available. Call now to explore this upside value-add opportunity.

PROPERTY HIGHLIGHTS

- Lucrative Central Florida market location
- 40,000+ SF of space & 100± parking spaces on 2.7+ acres of land with offsite retention
- Core corner location - 8-blocks from Downtown DeLand and 11-minutes to I-4
- Creative seller open to lease or sale terms
- PD zoning : refinements, storage, office, retail, some specialties
- Divisible out-parcel and drive through configurations

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