



For Sale

# OWNER FINANCING - HIGH EXPOSURE CORNER LOCATION

1025 W New York Ave, Deland, FL 32720

*Presented by:*

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**Swann Real Estate**

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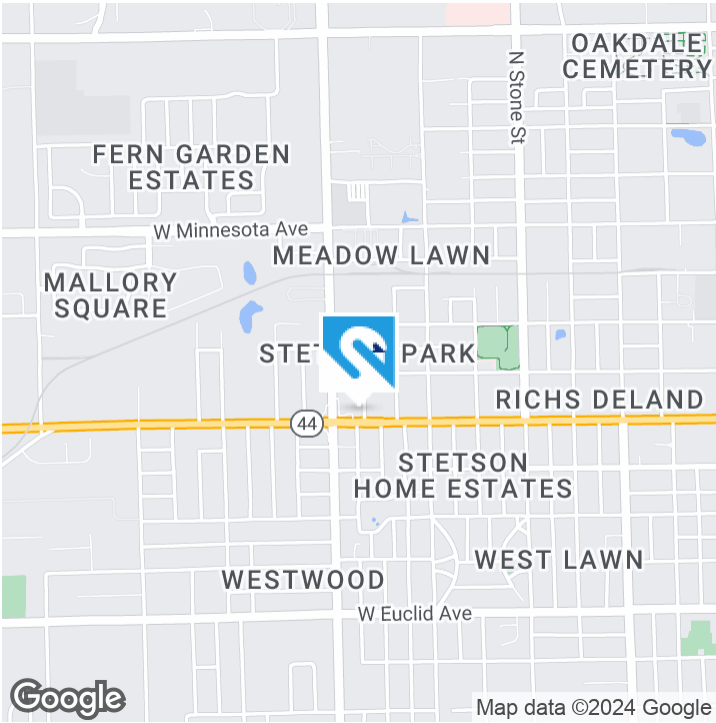


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## 1025 W New York Ave, Deland, FL 32720

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### Executive Summary



### OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Sale Price:    | \$545,000       |
| Lot Size:      | 0.4 Acres       |
| Year Built:    | 1956            |
| Building Size: | 2,616           |
| Zoning:        | P-1             |
| Market:        | Central Florida |
| Price / SF:    | \$208.33        |

### PROPERTY OVERVIEW

Owner financing available! This is a prime office location less than five minutes to central Downtown DeLand. The building is in great condition with a quality buildout and has fourteen paved parking spaces on site. Handicap accessible. High exposure corner location, ideal for attorney, insurance, or other professional/medical office use. Call us today to set up a showing or find additional information.

### PROPERTY HIGHLIGHTS

- Prime location
- Owner financing available
- Fourteen paved parking spaces
- High exposure corner location
- Minutes to Downtown DeLand
- High quality construction

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Additional Photos



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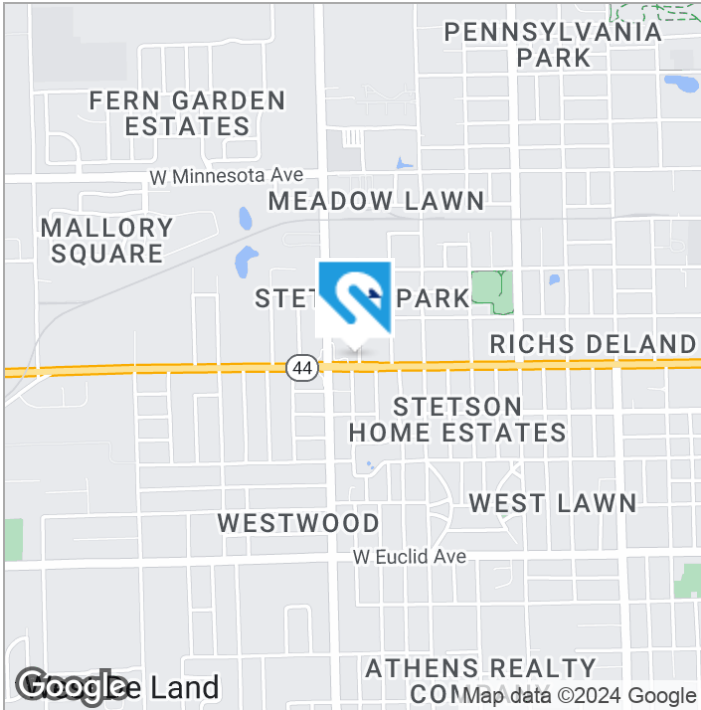
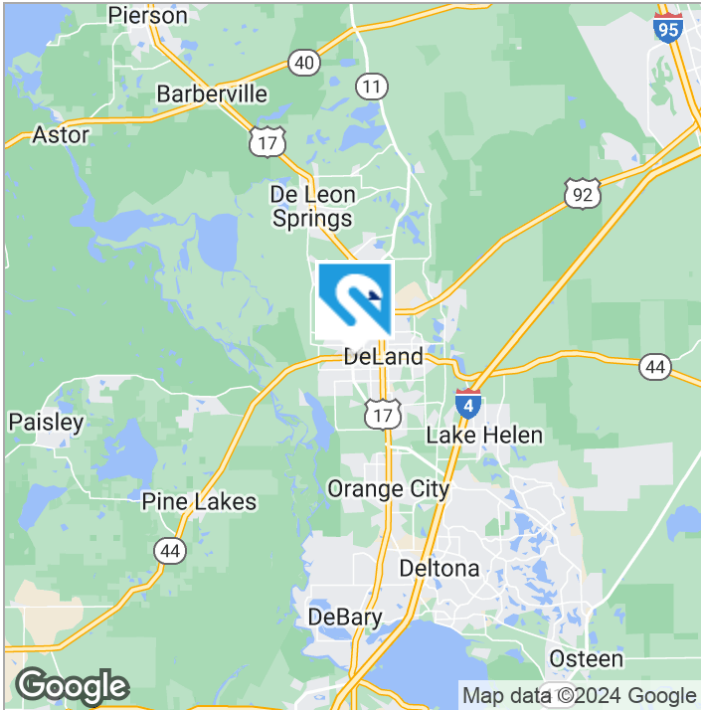
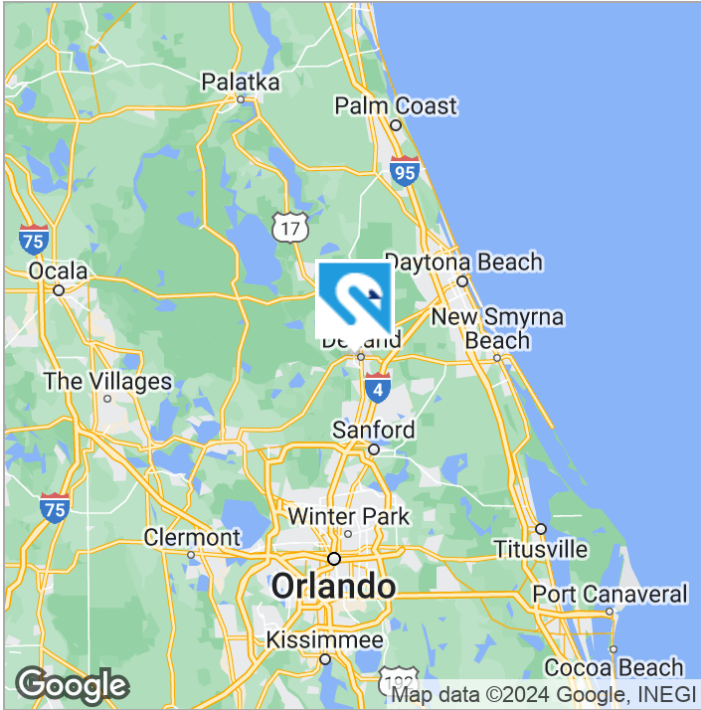


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## Location Maps



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[Retailer Map](#)

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# OWNER FINANCING - HIGH EXPOSURE CORNER LOCATION

## 1025 W New York Ave, Deland, FL 32720

### Financial Overview

#### INCOME SUMMARY

|              |   |
|--------------|---|
| Gross Income | - |
|--------------|---|

#### EXPENSE SUMMARY

|                |   |
|----------------|---|
| Gross Expenses | - |
|----------------|---|

|                      |   |
|----------------------|---|
| Net Operating Income | - |
|----------------------|---|

#### INVESTMENT OVERVIEW

|                            |           |
|----------------------------|-----------|
| Price                      | \$545,000 |
| Price per SF               | \$208.33  |
| CAP Rate                   | -         |
| Cash-on-Cash Return (yr 1) | - %       |
| Total Return (yr 1)        | -         |
| Debt Coverage Ratio        | -         |

#### OPERATING DATA

|                        |   |
|------------------------|---|
| Gross Scheduled Income | - |
| Other Income           | - |
| Total Scheduled Income | - |
| Vacancy Cost           | - |
| Gross Income           | - |
| Operating Expenses     | - |
| Net Operating Income   | - |
| Pre-Tax Cash Flow      | - |

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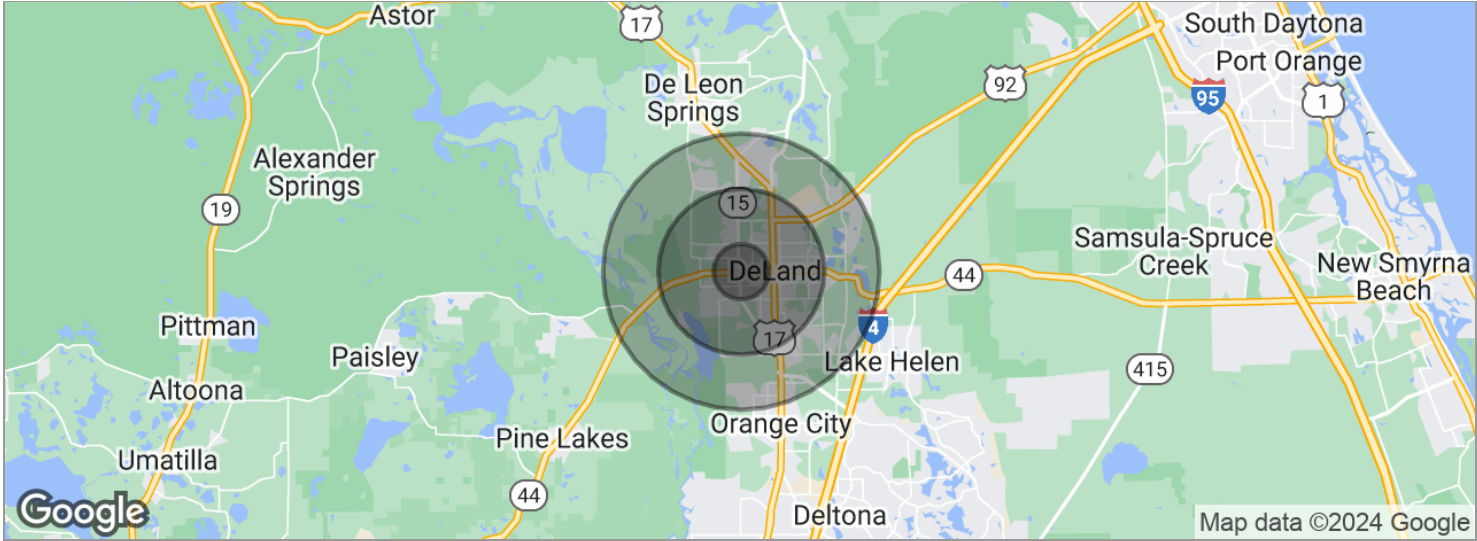


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### Demographics Map



|                                | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total population               | 5,859     | 37,759    | 64,170    |
| Median age                     | 39.8      | 39.7      | 42.4      |
| Median age (male)              | 36.0      | 36.0      | 39.9      |
| Median age (Female)            | 42.7      | 42.1      | 44.2      |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total households               | 2,668     | 15,810    | 27,347    |
| # of persons per HH            | 2.2       | 2.4       | 2.3       |
| Average HH income              | \$57,044  | \$56,737  | \$62,902  |
| Average house value            | \$172,824 | \$204,337 | \$201,163 |

\* Demographic data derived from 2020 ACS - US Census