

This information has not been verified, and there are no warranties expressed or implied.

Sel	P	MLS#	S	Address	Area	List \$	List Frm	List Agt
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Brochure Display

#485483 **3758 State Road 44 SAM** **\$199900 / \$**
 Comm-Land & Bldg Incl **Area:** 97 NS Beach S of Pioneer W of 95 **County:** VL **Gallery(1)** **Status:** Active
[Neighboring Properties](#) [Volusia County School Board](#)



Bus/Prop Type: Office
Bus/Prop Subtype: Office Building
Business Name: USCITY.NET
Zoning: B2C **Year Built:** 1989
Finan. Pkg Avail: **Gross Bldg SqFt:** 1648
Gross Income: **Lot SqFt:** 18823
NOI: **Source:** Property Appraiser
% Occupancy: **Lot Depth:** 85
Base Lease: **Road Frontage:** 222
Down Payment: **# Units:** 0
Electric Meters: 1 **# Parking Spaces:** 6
Water Meters: 1 **Prop. 'AS IS' :** Y
Gas Meters: 0 **Homestead Exp:** N

Virtual Tour:

Bldg Type/Loc: Commercial , Free Standing	Construction: Brick , Wood Frame	Water: City
Roof: Composition Shingle , Pitched/Sloped		Sewer: Septic
A/C: Central	Heating: Central , Electric	Ceiling Ht: 7-10 Feet High
Parking: Lot , Paved		Access/Transp: Interstate , State Highway , 4 Lane , Divided

Utilities on Site: Underground , Easement**Site Improvements:** Road Cut**Interior Improvements:** Public Restrooms , Display Window , Handicap Access , Ground Level Door**Docs & Disclosures:** Survey , Additional Financial Data , Prelim Site Plan-Comm , Building Plan , Floor Plan**Possible Use:** Convenience , Food Store , General Office , General Retail , Meeting Hall , Office/Showroom**Ownership:****Financing:**

LOCATION ALONE IS WORTH THE SALE PRICE! DON'T MISS THIS RARE OPPORTUNITY TO PURCHASE COMMERCIAL PROPERTY IN SAMSULA. HIGH VISABILITY FOR ANY BUSINESS.

DIRECTIONS: SR 44 TO SAMSULA. BUILDING IS ON THE LEFT (SOUTH SIDE OF 44) ACROSS FROM MIKE'S CORNER

Lisa Wolfe
 Ponce Inlet Realty, Inc
 4000 S. Atlantic Ave
 Daytona Beach, FL 32127-6628

Office Phone: (386) 761-3004
Direct Phone: (386) 689-5630
Cell Phone: (386) 689-5630

**Email:** lisa@ponceinletproperty.com**URL:** _

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