

EXCELLENT AUTO SHOWROOM LOCATION FOR SALE

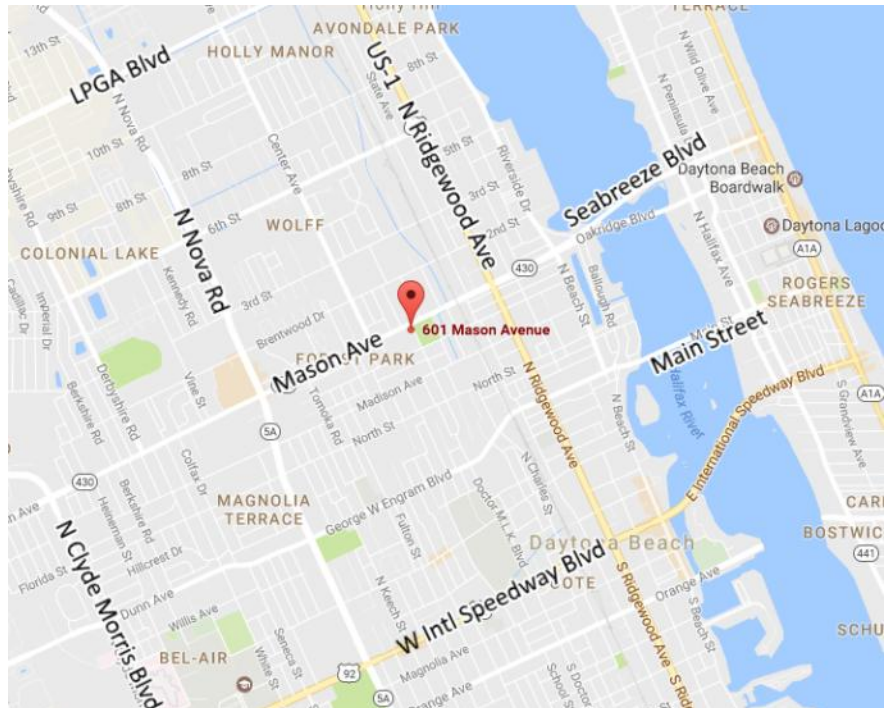
601 Mason Avenue, Daytona Beach, FL 32117



PROPERTY SPECIFICATIONS

Sale Price:	\$1,100,000.00
Parcel ID:	5338-01-16-0010
Property Taxes:	\$12,142.53
Land Size:	51,800 Sq Ft
Auto Building Size:	9,300 Sq Ft
Year Built:	1973/1986
Eave Height:	11'-13'
Overhead Doors:	Five 9' x 10' Grade Level One 21' x 12' Grade Level
House & Out Bldg:	1,456 Sq Ft
Year Built:	1951
Traffic Count:	19,000 AADT
Zoning:	BA - Business Automotive

Chart of Allowable Zoning Uses can be found here: [Zoning Info](#) Scroll to the appropriate table, look up your use on the left, then across to the correct zoning column. Also check Use Specific Standards column.



REMARKS

Centrally located auto showroom with garage area on high traffic artery with high visibility. Previously a Volvo dealership. Property features include 60' x 34' glass showroom, 46' x 36' office area, large L-shaped garage with four lifts and alignment machine and separate parts room. Includes 1,456 Sq Ft house and outbuilding.



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All information believed to be from accurate sources, but cannot be warranted



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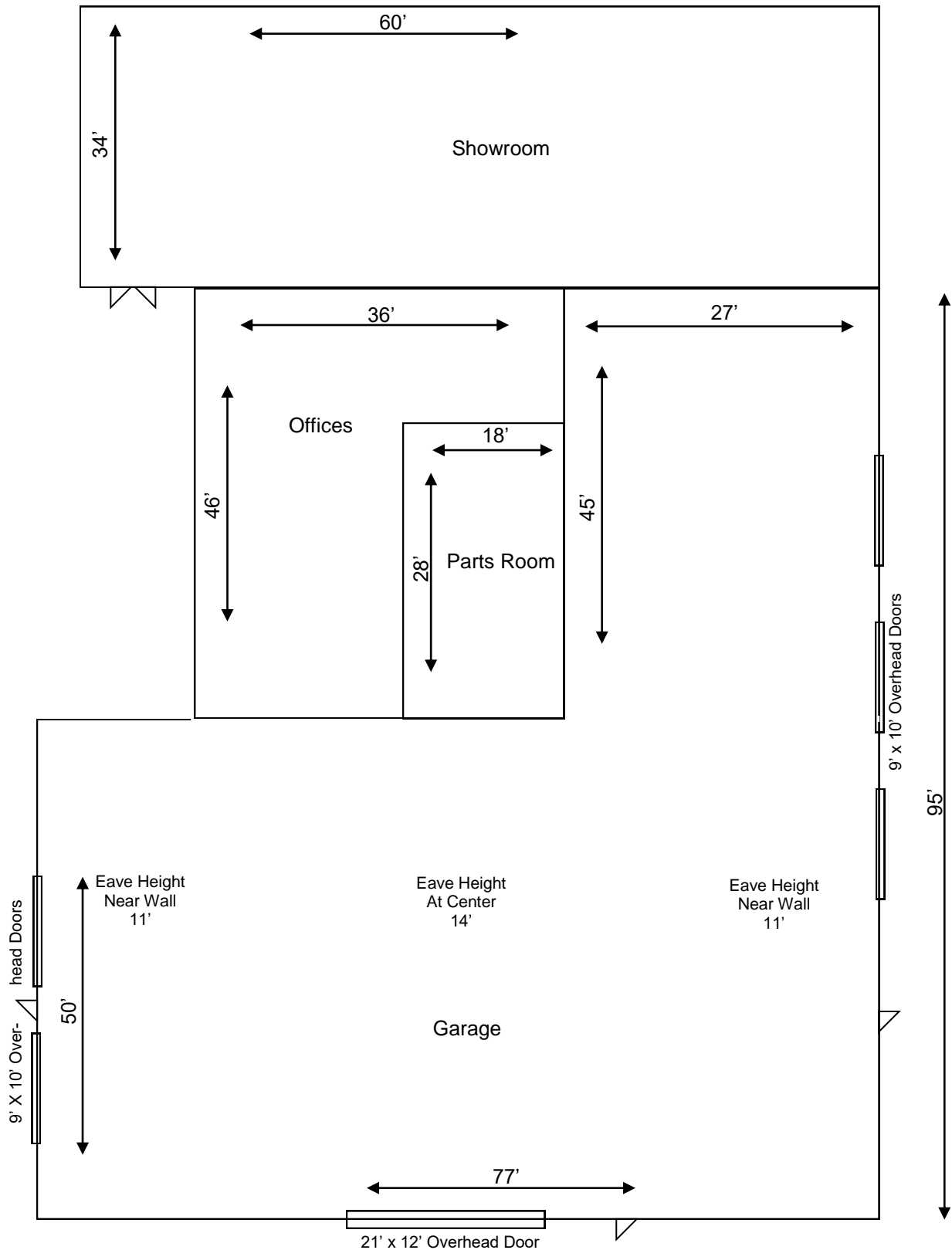
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FLOOR PLAN

Not to scale

MASON AVENUE



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Zoning - BA

Business Automotive

Article 4: Zoning Districts

Section 4.3 Business Base Zoning Districts

Subsection 4.3.E Business Automotive (BA)

E. BUSINESS AUTOMOTIVE (BA)

1. PURPOSE

The purpose of the Business Automotive (BA) district is to accommodate a wide range of retail sales and service uses (from florists, jewelry stores, and gift shops to department and variety stores, furniture stores, and home and building supply centers)—and including auto-oriented uses (gas stations, vehicle repair and servicing, vehicle sales or rental, taxi or limousine service facilities, drive-in or drive-through businesses). The district also accommodates adult uses, commercial docking facilities, multifamily residential development, and institutional uses, as well as limited commercial uses, generally as special uses.

TYPICAL BUILDING TYPE



2. USE STANDARDS

See use tables and use-specific standards in Article 5 and any modified use standards for any overlay districts (Section 4.9).

3. INTENSITY AND DIMENSIONAL STANDARDS¹

	MULTIFAMILY DWELLINGS AND COMPLEXES	NONRESIDENTIAL DEVELOPMENT
Lot area, minimum	6,500 sf	n/a
Lot width, minimum	≤4 units: 65 ft ≥5 units: 80 ft	n/a
Lot depth, minimum	100 ft	100 ft
Lot frontage on an improved street, minimum	20 ft	20 ft
Density, maximum (du/ac)	40 du/ac	n/a
Floor area ratio (FAR), maximum	n/a	3.0
Living area per dwelling unit, minimum	1 BR: 450 sf 2 BR: 550 sf 3 BR: 700 sf ≥4 BR: 900 sf	n/a
Lot coverage, maximum (% of lot area)	35%	n/a
Structure height, maximum	n/a	n/a
Front yard setback, minimum	25 ft	n/a
Street side yard setback, minimum	25 ft + 6 in per foot of height > 35 ft	n/a
Interior side yard setback, minimum	≤2 stories: 7.5 ft ≥3 stories: 15 ft + 6 in per foot of height > 35 ft	n/a
Rear yard setback, minimum	25 ft + 6 in per foot of height > 35 ft	n/a

NOTES: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units/acre; BR = bedrooms]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

4. DEVELOPMENT STANDARDS

See development standards in Article 6 and any modified development standards for any overlay districts (Section 4.9).

AERIAL PHOTO



AERIAL MAP



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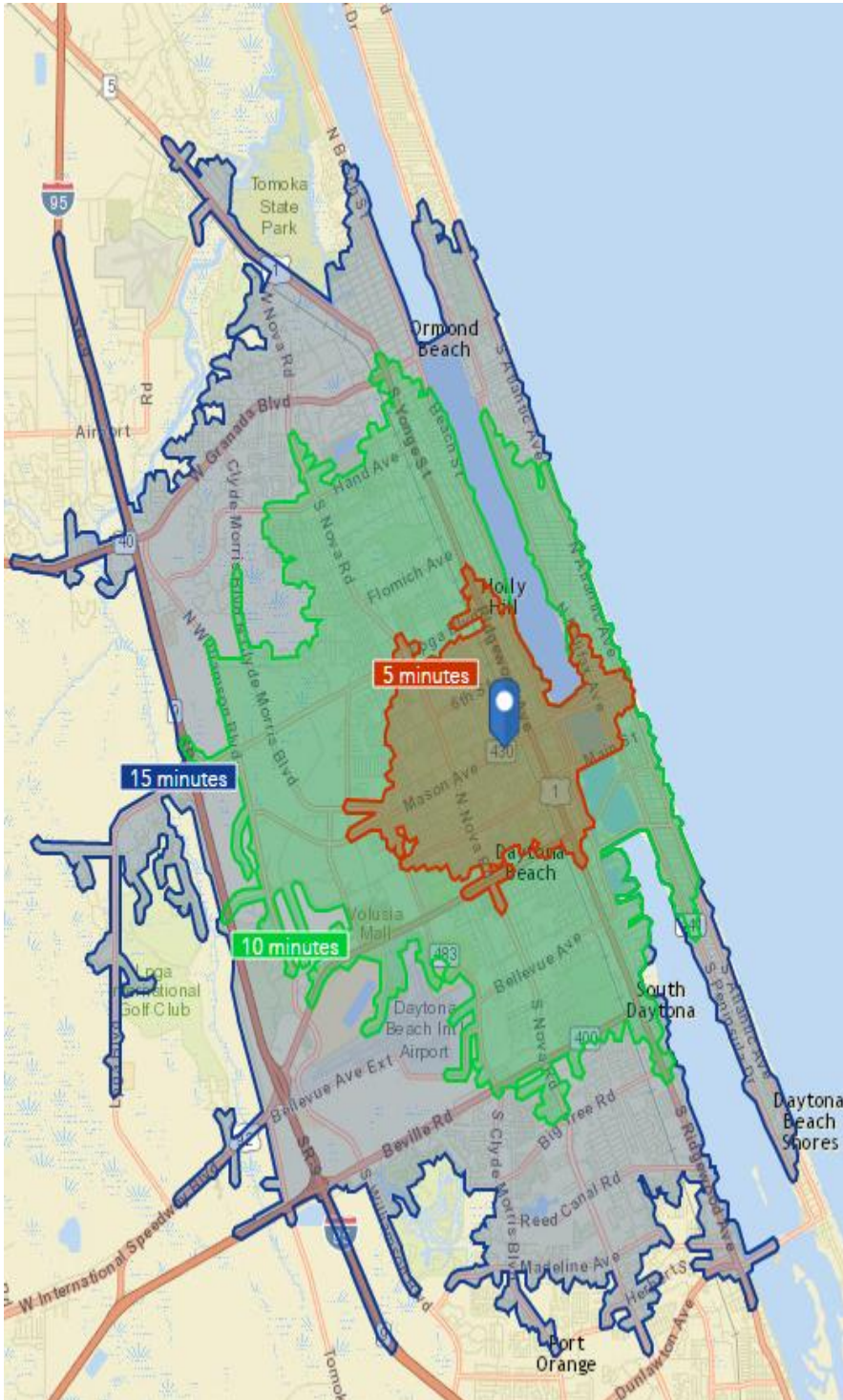
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DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

MAP



INFOGRAPHIC

5 MINUTE DRIVE TIME

KEY FACTS

22,045

Population



8,896

Households

38.7

Median Age

\$22,640

Median Disposable Income

BUSINESS



1,718

Total Businesses



17,897

Total Employees

INFOGRAPHIC

10 MINUTE DRIVE TIME

KEY FACTS

77,244

Population



33,250

Households

41.2

Median Age

\$25,636

Median Disposable Income

BUSINESS



5,376

Total Businesses



62,323

Total Employees



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