

LEASE

\$18.00 SF/Year
Office Bldg
3,572 SF

70 FOX RIDGE COURT
70 Fox Ridge Court
Debary, FL 32713-2624



Property Type:	Office Bldg
Property Use:	Rental or Investment
Year Built:	1985
Level Number:	1
Available Space:	2,414
Cap Rate Percentage:	12.78
Listing ID:	QW4YTQ



70 FOX RIDGE COURT - 70 Fox Ridge Court Debary FL, 32713-2624 United States

Online Profile <http://www.cbcworldwide.com/properties/profile/QW4YTQ-Debary-FL>

PROPERTY DESCRIPTION

5 Exam Rooms, a nurses station, doctor's office Less than 2 miles from local hospital Surrounded by major residential subdivision Close to restaurants and shopping 23,500 trips per day Roof replaced 2015 \$4.65 sq. ft. CAM

PROPERTY HIGHLIGHTS

- 2,414 sq. ft. lease space available. Two freestanding medical office buildings. Building One consists of 2,414 sq. ft. Building Two consists of 1,158 sq. ft. Buildings connected by a common canopy. Set up for medical office use.

ADDITIONAL FEATURES

Style:	Office Bldg -Medical
Building Size:	3,572 SF
Lot Size:	20909 SF
Parking Ratio:	15
Parking Places:	15
Sewer:	Public
Lot Size:	1/2 - 1 Acre
Water:	Municipal Water
Cooling:	Central A/C - Electric
Age:	31-40 Years Old

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