



**List Price:** \$2,850      **List Price/Acre:** 946.84      **SqFt - Total:** 3,000  
**List Price/Acre:** 946.84      **Confidential Listing:** N      **Year Built:** 2000  
**Commercial Style:** Commercial      **SqFt Source:** Owner      **Zoning (Text):** B5 Heavy Commercial  
**As Is Cond:** Yes      **Tax ID:** 4242-03-04-0150  
**Highway Access:** State HWY 5A - Nova      **Tax Year:** 2021  
**Franchise Opt In:** No      **Taxes:** \$25,645  
**Road Type:** State HWY, Paved      **Homestead Exempt:** No  
**Directions:** South on Nova Road just past Hand Avenue  
**Virtual Tour :**

**Business Type:** Mixed; Retail; Warehouse; Wholesale; See Remarks  
**Access/Transport:** 4 Lane; City; Divided; State Highway; See Remarks  
**Air Conditioning:** Wall/Window Units; Zoned  
**Bldg Type/Location:** Attached; Commercial; Warehouse; See Remarks  
**Ceiling Height:** 15 - 20 Feet High  
**Construction:** Metal; Wood Frame  
**Documents/Disclosure:** Floor Plan

**Included in Lease:** Electricity Exterior; Electricity Interior; Insurance Exterior; Maintenance Exterior; Water  
**Interior Improvement:** Ground Level Door; Private Restrooms; Truck Drive in Door; See Remarks  
**Lease Provisions:** 2 - 3 Years; 3 - 5 Years; Renewal Option  
**Parking:** Guest; Lot

**Possible Use:** Auto; Building Service; Garage; General Retail; Meeting Hall; Office/Showroom; Service Center; Showroom; Truck Garage; Warehouse; Wholesale  
**Roof:** Metal  
**Sewer:** Public Sewer  
**Site Improvements:** Curb/Sidewalks; Gutters; Security Fencing  
**Water:** City

**Remarks:** Commercial Lease offering includes; 2,440 of interior space, dedicated outdoor storage and parking for a total of 3,000 sf. The exterior space and parking is at the rear of the building located at 720 S. Nova Road, behind Honest-1 Auto Care (See parcel map). The inside is clean and well maintained with a full drive-thru bay and roll-up doors large enough for trucks, RV's, & heavy equipment. High volume ceiling allows for extra storage above the interior 285 sf office, equipped with a bathroom. Ingress / egress is off of Nova Rd & Hand Avenue with two driveways and gated access. The neighboring business, Honest-1 Auto Care (720 S. Nova), is a thriving local auto related business that will enhance your credibility and bring customers to your door. Favorably Zoned B-5 Heavy Commercial;

**Agent Info:** Please register for showings at ShowingTime.com Minimum 48 hours notice. Committed to safety and service. Please do not disturb tenant. See showing instructions. Application applies. \$5,700 deposit. 2-5 year lease prepared by Landlord.

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**Legal:** E 418.20 FT W OF NOVA RD OF N 492.46 FT S OF HAND AVE IN LOTS 14 & 15 BLK 4 HAND TRACT OF THE FITCH GRANT DB P PG 1 EXC E 275 FT OF N 275 FT PER OR 4447 PG 1371 & OR 6885 PG 0600 PER OR 7751 PG 2213

**Foreign Seller:** No

<b>Listing Office:</b> EXP Realty LLC o10255 <b>Address:</b> 555 W Granada Blvd Unit A6 Ormond Beach, FL 32174 <b>Primary Phone:</b> 888-883-8509 101 <b>Email:</b> fl.broker@exprealty.net	<b>Listing Member:</b> Jeanne Fish, CCIM <b>Primary Phone:</b> 386-527-1863 <b>Cell:</b> 386-527-1863 <b>Email:</b> jeanne.fish@exprealty.com	<b>Co-listing Member:</b> <b>Primary Phone:</b> <b>Cell:</b> <b>Email:</b>
<b>Listing Date:</b> 09/08/2022 <b>Expiration Date:</b> 09/07/2023 <b>Status Change Date:</b> 09/09/2022 <b>Sellers Preferred Escrow Agent:</b> n/a	<b>List Type:</b> Exclusive Right of Sale <b>Sub:</b> 0% <b>Buyer:</b> 3% <b>Transaction:</b> 3% <b>NRR Req:</b> No	<b>Type:</b> Regular <b>Original List Price:</b> \$2,850 <b>NRR:</b> 0%

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