

Commercial Active 1100175 **1501 Ridgewood Avenue, Holly Hill, FL 32117** Agent Display **\$1,410,000**
Area: 41 - LPGA to Granada, E of Nova **County:** Volusia



List Price:	\$1,410,000	List	97.3	SqFt - Total:	16,580
List	97.3	Price/SqFt:		Year Built:	1987
Price/SqFt:		List	1,317,757.01	Zoning (Text):	B-4
List	1,317,757.01	Price/Acre:		Tax ID:	4242-20-04-0010
Price/Acre:		Confidential	N	Tax Year:	2021
Commercial Style:	Comm-Land & Bldg Incl	Listing:		Taxes:	\$15,786
As Is Cond:	Yes	SqFt Source:	Property Appraiser	Homestead	No
Highway	US HWY 1	# Units:	22	Exempt:	
Access:					
Franchise	No				
Opt In:					
SqFt - Bldg:	14,492				
Road Type:	Paved, Divided				
Directions: From LPGA and US-1, go North on US-1. Property is on the Right, on the corner of 15th st and US-1. Parking is in rear.					
Virtual Tour :					

Business Type: Mixed; Professional/Office; See Remarks	Heating: Central; Zoned; See Remarks	Possible Use: General Office; General Retail; Office/Showroom; Professional; Professional Service
Access/Transport: 4 Lane; Divided; US Highway	Included in Sale: Building; Lease (Building); Signs - Owned	Roof: Composition Shingle
Air Conditioning: Central; Zoned; See Remarks	Interior Improvement: Accessibility; Display Window; Ground Level Door; Passenger Elevator; Private Restrooms; Public Restrooms; See Remarks	Sewer: Public Sewer
Bldg Type/Location: Commercial; Free Standing; Mixed Use; Office Building; See Remarks	Parking: Guest; Lot; Paved	Site Improvements: Curb/Sidewalks; Gutters; Pole Sign
Ceiling Height: 7 - 10 Feet High		Special Conditions: Agent Owned
Construction: Concrete Poured; Stucco; Wood Frame; See Remarks		Water: City
Documents/Disclosure: Floor Plan; Survey		

Remarks: 16,580 square foot commercial office building featuring water retention area, drainage, parking, lighted pole sign, and solar electric system. One of 3 buildings constructed in 1987 as Coastal Centres; and the first commercial building in Florida to be outfitted with solar power. Building boasts fiber Internet technology, an open atrium with built-in reception and conference on the first floor, elevator for second floor access, and professional services on the 2nd floor. This established two-story building is zoned B4 and designed for a corporate headquarters. Historically, has a high occupancy rate, great visibility and is a strong performer!

Agent Info: Owner is a licensed FL RE Broker operating during business hours; excludes weekends and holidays. Proof of funds required. Seller does not occupy and does not warrant condition. Sold As Is Information on listing is deemed reliable but should be independently verified.

Showing Instructions: Tenant occupied. Please contact SHOWINGTIME to request code (800) 746-9464 or <https://www.showingtime.com>. Do not contact listing agent for showings. Please give at least 48 hours notice.

Legal: PART OF LOTS 1 TO 4 INC & OF 35 TO 38 INC BLK 3 & PART OF 1 TO 4 INC & PART OF LOTS 40 TO 42 INC BLK 4 & VACATED ST BETWEEN SAME BEING S 200 FT ON US 1 OF W 235.9 FT E OF HWY ON S/L & W 230.2 FT E OF HWY ON N/L PER OR 4295 PG 0348 PER OR 7236 PG 2902

Foreign Seller: No

Listing Office: EXP Realty LLC o10255	Listing Member: Jeanne Fish, CCIM	Co-listing Member:
Address: 555 W Granada Blvd Unit A6 Ormond Beach, FL 32174	Primary Phone: 386-527-1863	Primary Phone:
Primary Phone: 888-883-8509 101	Cell: 386-527-1863	Cell:
Email: fl.broker@exprealty.net	Email: JeanneFishLLC@gmail.com	Email:

Listing Date: 08/08/2022	List Type: Exclusive Right of Sale	Type: Regular
Expiration Date: 08/08/2023	Sub: 0%	Original List Price: \$1,500,000
Status Change Date: 08/11/2022	Buyer: 2%	NRR: 0%
Sellers Preferred Escrow: DLP Closing Services	Transaction: 2%	
Agent: LLC	NRR Req: No	

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