

131 W PARK AVE 4.3 ACRES BOAT & RV STORAGE

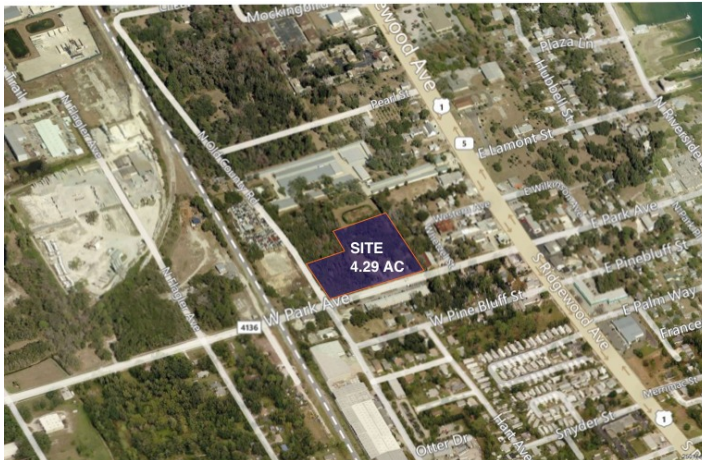
131 W PARK AVE
EDGEWATER, FL 32132

Carl W. Lentz IV, MBA, CCIM
Managing Director
386.566.3726
carl.lentz@svn.com

OLD COUNTRY ROAD

WEST PARK AVENUE

Property Summary



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	4.29 Acres
Road Frontage:	513 Ft
Zoning:	B-3 Highway Commercial
Market:	FL-Deltona/Daytona Beach
Price / SF:	\$2.94

PROPERTY OVERVIEW

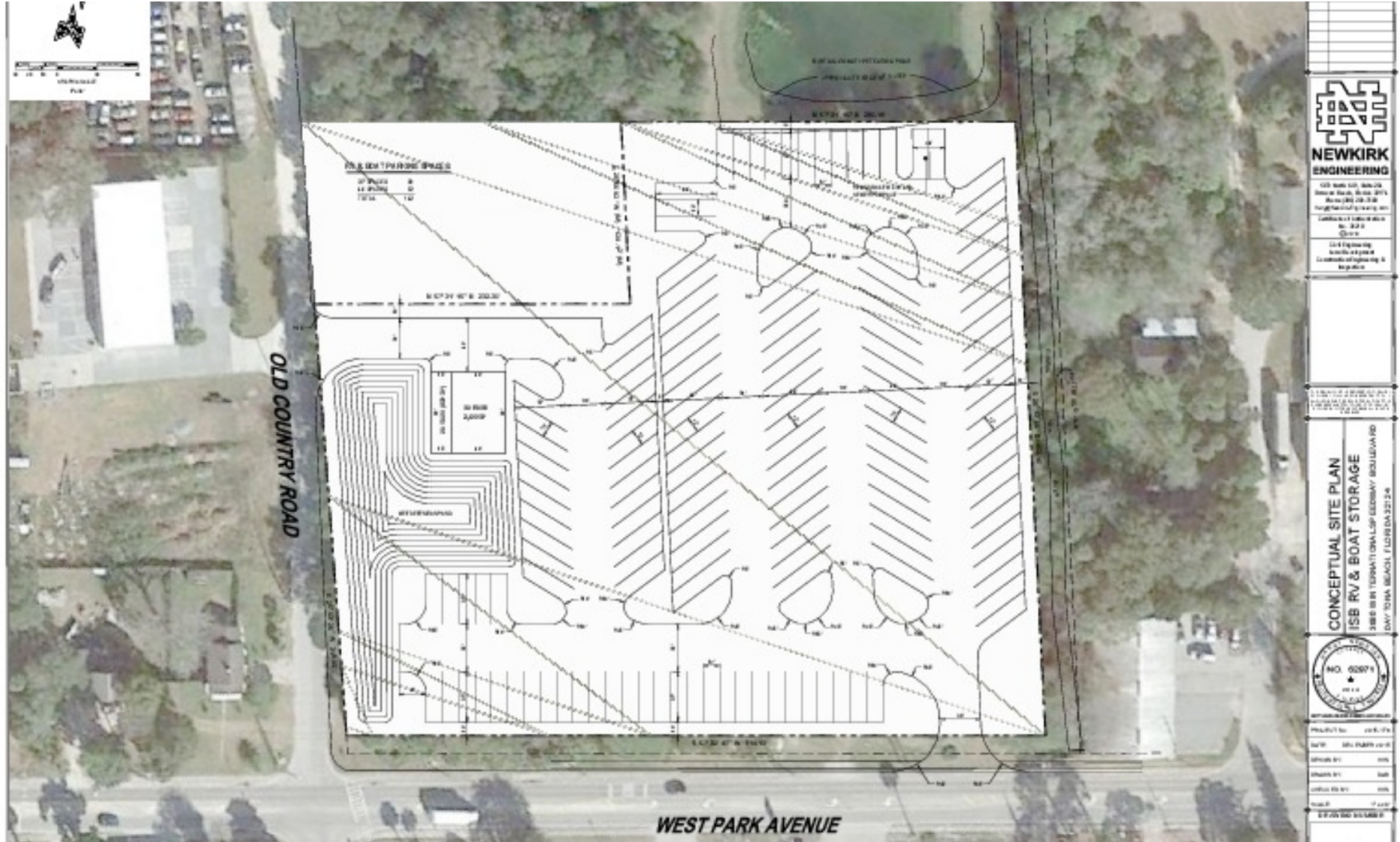
+/-4.3 Acres of land on the Northeast corner of West Park Avenue and Old Country Road. The site has access to sewer and water and the seller has completed a topo survey and site plan for boat and RV storage. Engineering shows 142 spaces with 90- 37' spaces and 52- 44' spaces. The site is less than one block from US 1 with easy access to the river four blocks away. The corner location allows access from both streets with ample room to turn large trailers.

B-3 Highway Commercial zoning in the City of Edgewater allows for many uses including but not limited to Auto Repair, Daycare Facilities, Church, Hotel, Office, Restaurant and Retail.

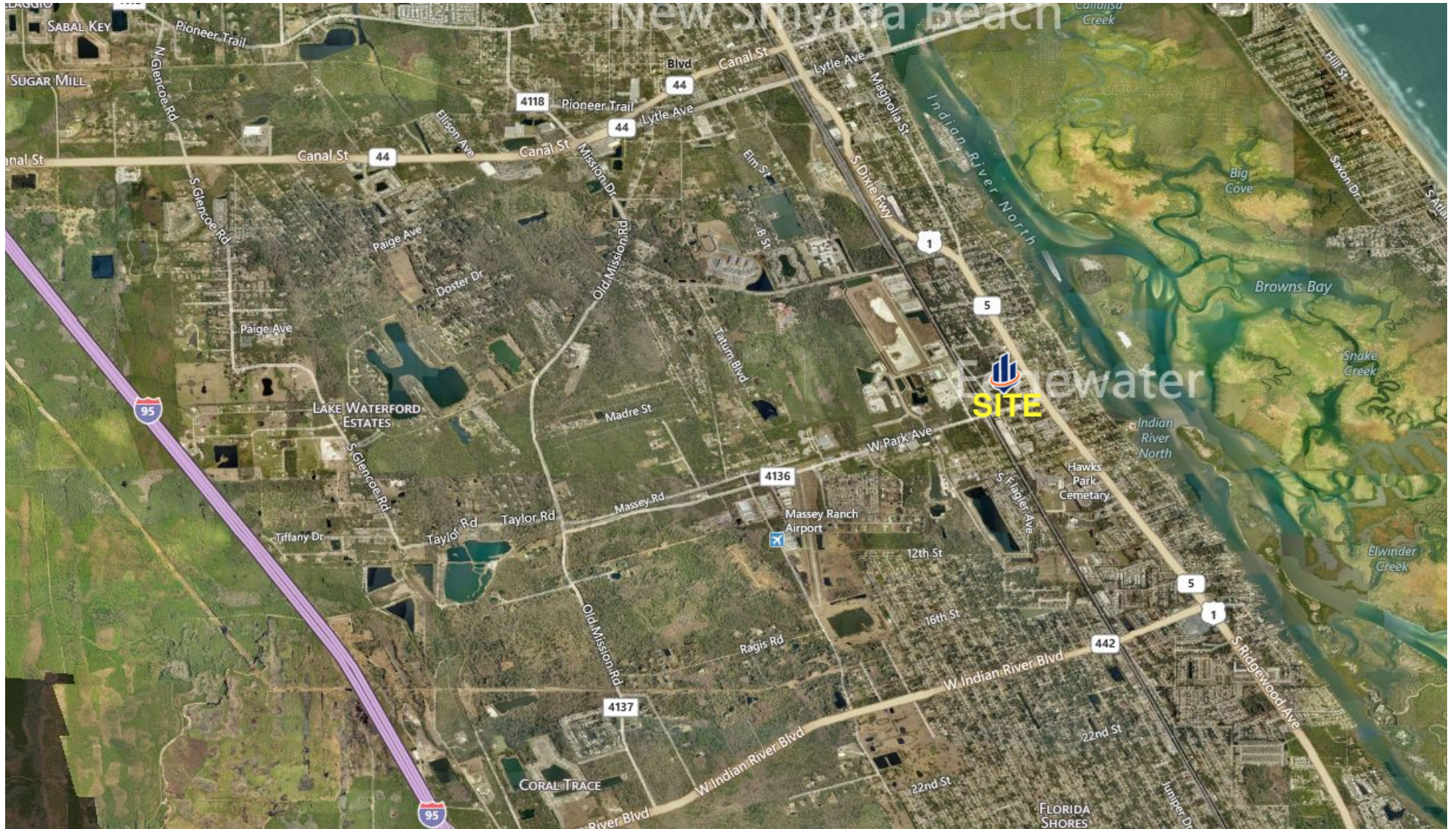
PROPERTY HIGHLIGHTS

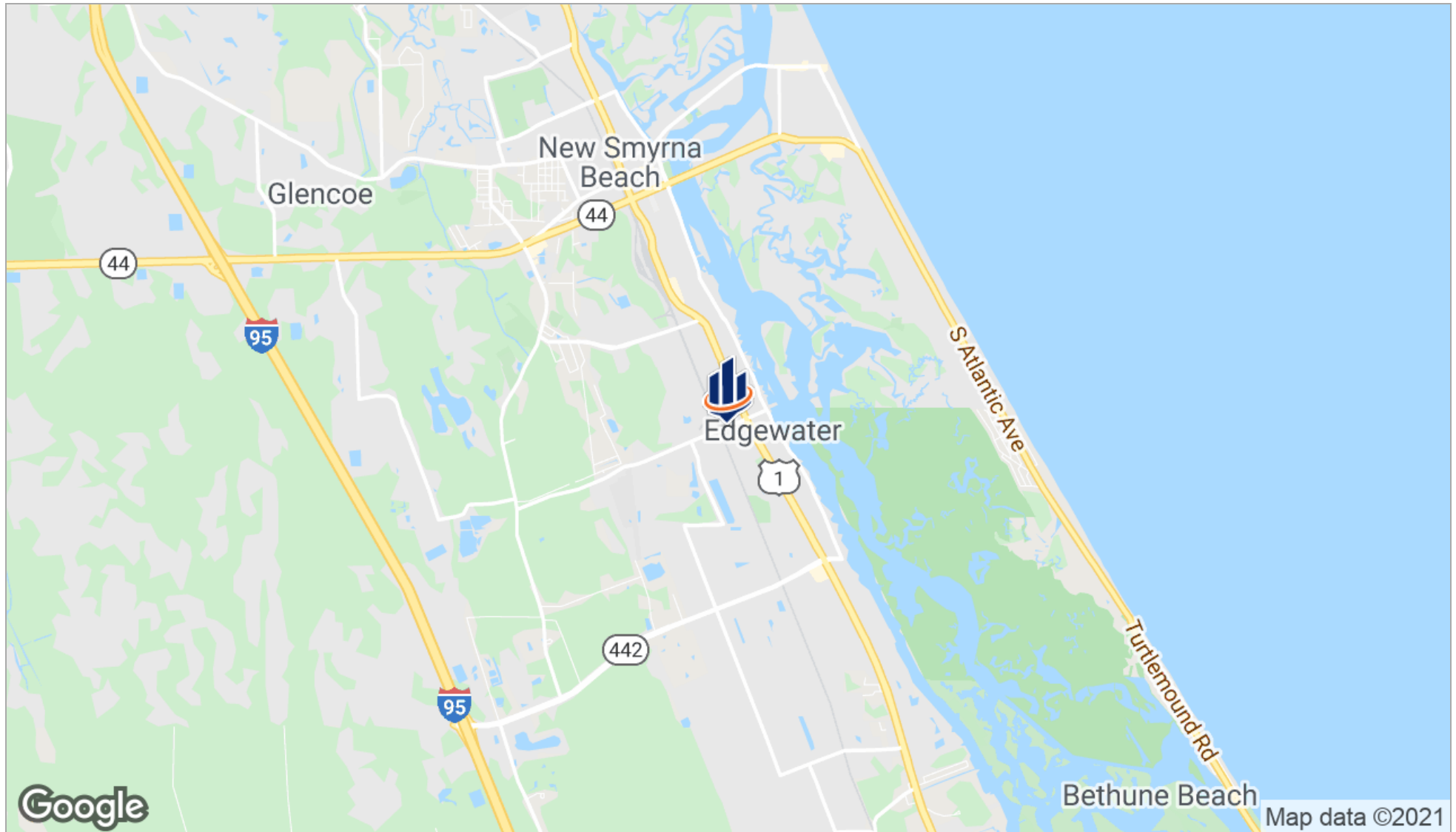
- +/- 4.3 Acres B-3 Highway Commercial
- Site Plan for 142 Boat and RV Spaces
- Water and Sewer Access
- Corner Lot Less than One Block From US1
- Possible Auto Repair, Daycare, Church, Hotel, Office or Retail

SITE PLAN



Aerial Image





CARL W. LENTZ IV, MBA, CCIM

Managing Director



1275 West Granada Blvd., Suite 5B
Ormond Beach, FL 32174
T 386.566.3726
C 386.566.3726
carl.lentz@svn.com
FL #BK3068067

PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20 years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008
BA- Emory University- 1997
Phillips Exeter Academy- 1993

MEMBERSHIPS & AFFILIATIONS

CCIM- Certified Commercial Investment Member
ICSC- International Council of Shopping Centers
CFCAR- Central Florida Commercial Association of Realtors