



Granada Professional Center

725 WEST GRANADA BLVD ORMOND BEACH, FLORIDA 32174

- For Sale:** Premier Ormond Beach office condominiums.
Space available 1,080 sq/ft or 2,160 sq/ft. Units 8-11 on the east side of the building.
Invest in your self and your future! Own don't rent.
- Location:** Prime location on West Granada Boulevard east of Nova Road in Ormond Beach with easy access to I-95, I-4, US-1, Nova Rd, and all major thoroughfares.
- Project:** 27,000 square foot single story class "A" commercial office building.
- Permitted Uses:** Business professional office, and medical office uses.
- Parking:** Abundant parking of 140 spaces (5.19 spaces per 1,000 square feet)
- Construction:** Concrete block with stucco finish, stone accents, awnings, and architectural detail.
Extensive high quality landscaping.
High Ceilings of 10 feet plus.
Separately metered electric for each unit. All utilities underground.
24-hour access.
Storm rated doors and windows throughout.
All HVAC systems on the roof and internal roof drains for superior appearance.
- Site:** Beautiful setting on 3.2 acres with natural old majestic oaks and foliage on east side.
- Owner Signage:** Panel on internally illuminated road monument sign. On building – above each unit.
- For Sale:** Shell space includes completed project, unit with unfinished ceiling, perimeter walls.
Build-out to be designed and bid out and included in the total price for buyers financing.
- Price:** \$179,900 for 1,080 sq/ft or \$349,900 for 2,160 sq/ft unit of shell space.
- Investment:** Build equity, and maximize tax advantages by owning.
- Financing:** Take advantage of today's low interest rates.

Contact: **Greg Antonich**

RE/MAX Signature

1134 W Granada Blvd,
Ormond Beach, FL 32174

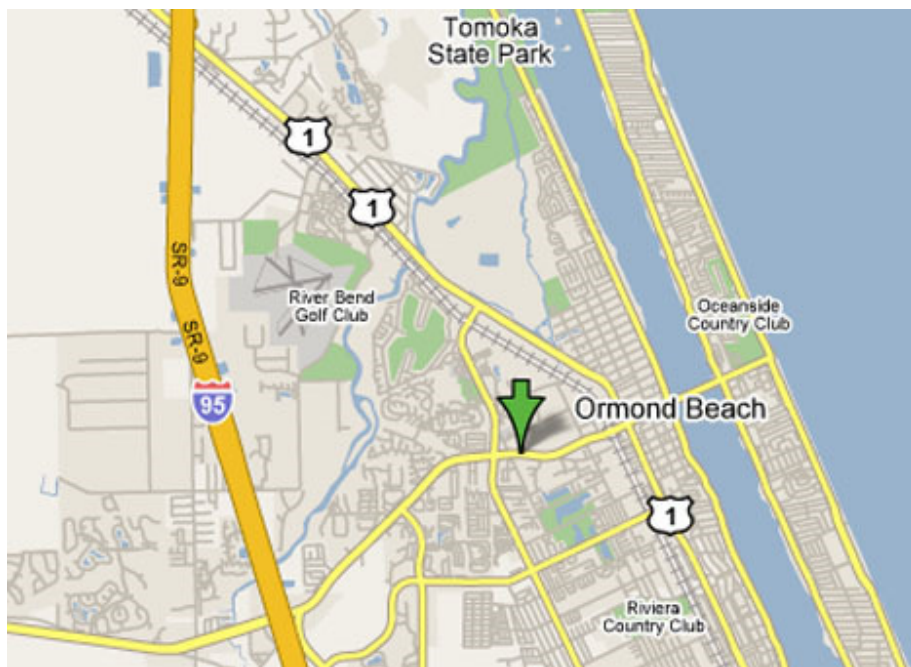


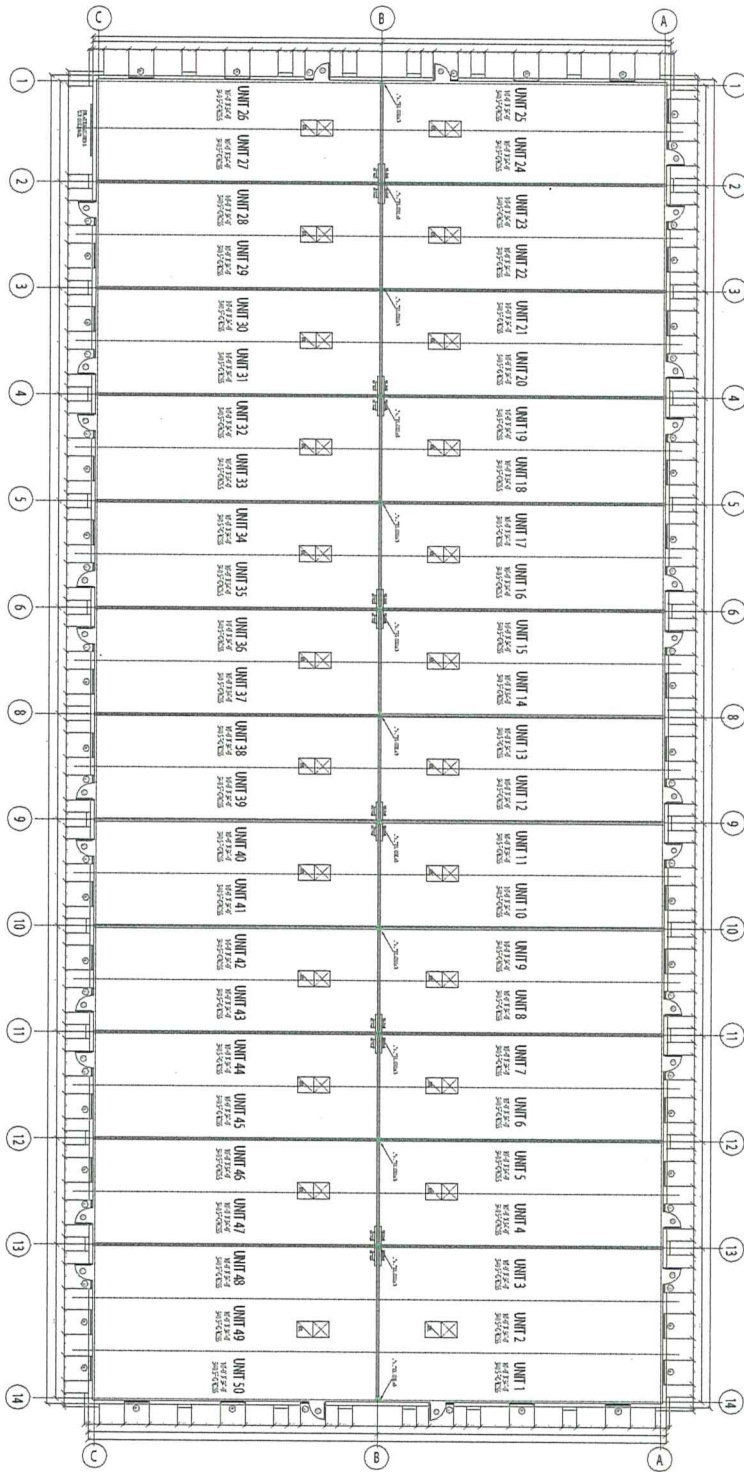
Office: 386-673-7001

Cell: 386-679-0443

Fax: 386-673-7469

E-Mail: ga@daytonacommercial.com





GROSS AREA TABLE	
UNIT 1-50	540 SF
TOTAL UNDERFLOOR	27,000 SF

A
FLOOR PLAN
A2 OVERALL - 27,000 SF GROSS

SCALE: 1" = 12'-0"

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (IGBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC) AND ALL APPLICABLE LOCAL ORDINANCES.
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BRP
DESIGN INCORPORATED
 10000 W. BOCA RATON BLVD. SUITE 100
 BOCA RATON, FL 33433
 TEL: 561-993-1100
 FAX: 561-993-1101
 WWW.BRPDESIGN.COM

ARCHITECT: BRP DESIGN INCORPORATED
REGISTERED ARCHITECT: ANDREW J. BRP
 2500 W. PALM BEACH BLVD. SUITE 100
 PALM BEACH, FL 33480
 TEL: 561-853-1100
 FAX: 561-853-1101
 WWW.BRPDESIGN.COM

PREPARED FLOOR PLAN

SHEET NO.
A2

DATE: 11-14-20

SCALE: 1" = 12'-0"

ORMOND MEDICAL ARTS OFFICE BUILDING

PROPERTY OWNER: ORMOND MEDICAL ARTS, LLC. GREGORY M. ANTONICH 211 EAST INTERNATIONAL SPEEDWAY BLVD. SUITE 101 DAYTONA BEACH, FL 32118
 PROJECT LOCATION: 725 WEST GRANADA BLVD. ORMOND BEACH, FL 32174
 GENERAL CONTRACTOR: STRASSER CONSTRUCTION RON DAUGHTERY, PROJECT MANAGER 1042 N US 1 ORMOND BEACH, FL 32174 PH: (386) 673-7007 FX: (386) 673-7055