

**Commercial Active 1077326** **555 W Granada Boulevard E2, Ormond Beach, FL 32174** Public Display **\$700**

**Area:** 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



**List Price:** \$700 **List Price/Acre:** 35,000 **Year Built:** 1987  
**List Price/Acre:** 35,000 **Tax ID:** [4241-26-05-0020](#)  
**Commercial Style:** Commercial Lease **Homestead Exempt:** No  
**Franchise Opt In:** No  
**Directions:** GRANADA BLVD, ACROSS FROM THE WAWA. PULL INTO BOULEVARD EXECUTIVE PARK, GO STRAIGHT TOWARDS DUMPSTER. MAKE A LEFT. BLDG E  
**Virtual Tour :**

**Business Type:** Mixed; Professional/Office **Included in Lease:** Electricity Interior; Insurance **Special Conditions:** Agent Owned  
**Access/Transport:** 4 Lane; City; County; Divided; Interior; Real Estate Taxes; Sales/Use Tax; Trash **Water:** City  
 State Highway Removal; Water  
**Bldg Type/Location:** Business Park; Mixed Use **Parking:** Lighted; Lot; Paved  
**Ceiling Height:** 7 - 10 Feet High  
**Condo Fees Include:** NA

**Remarks:** FIRST FLOOR UNIT AT THE BOULEVARD EXECUTIVE PARK. APPROXIMATELY 676 SQUARE FEET. THIS UNIT HAS TALLER CEILINGS. READY FOR OCCUPANCY. JANUARY 25, 2021. TWO UPDATED OFFICES WITH UPDATED RECEPTION AREA. 2 REMODELED BATHROOMS, 1 SHOWER .PLENTY OF PARKING, WHICH IS LIT AT NIGHT. LEASE INCLUDES : PROPERTY TAXES, WATER AND ELECTRIC, BUILDING INSURANCE ON THE OUTSIDE AND TRASH REMOVAL, MAINTENANCE FEES ARE COVERED BY THE OWNER. FLORIDA SALES TAX INCLUDED. TENANT MUST CARRY BUSINESS INSURANCE AND LIABILITY INSURANCE. THERE IS AN OUTSIDE SEATING AREA FOR AFTERNOON BREAKS OR LUNCHES. RELAXING SETTING. LESS THEN 4 MILES TO THE INTERSTATE, AND 2 MILES TO THE WORLDS MOST FAMOUS BEACH.

**Legal:** UNIT 2 BLDG E THE BOULEVARD II CONDO PER OR 3064 PGS 0249-0331 INC PER OR 3122 PG 0202 PER OR 4468 PG 3110 PER OR 6641 PG 2476 PER OR 7153 PG 1012

**Foreign Seller:** No

**NRR Req:**

No

**Ted Rugg & Associates LLC**

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