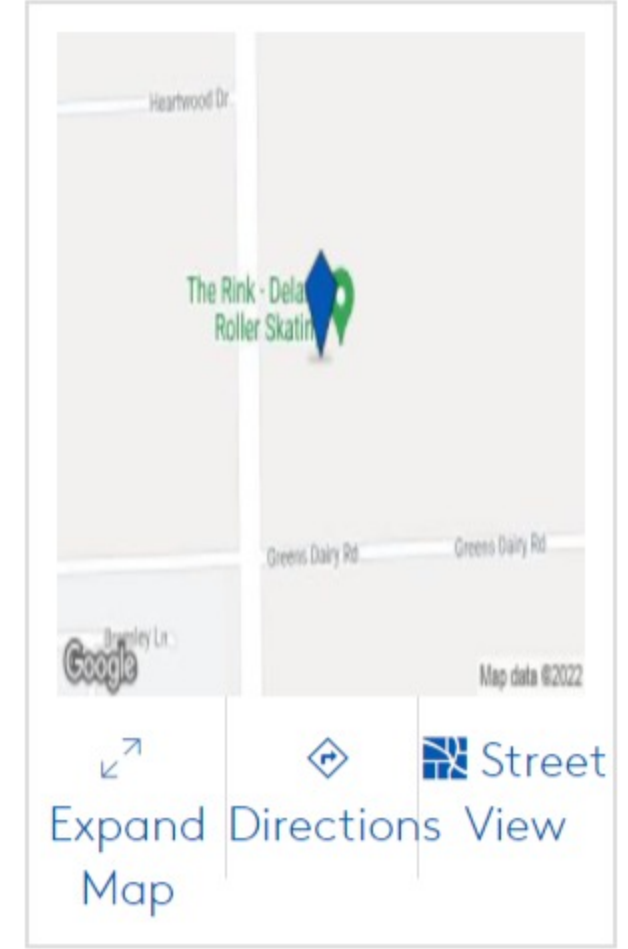


This Special Purpose Property is no longer advertised on LoopNet.com.

# 1779 N. Spring Garden Ave.

DeLand, FL 32720 · Special Purpose For Sale

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## 1779 N. SPRING GARDEN AVE.

Price	N/A	Property Use Type	Vacant /Owner-User
Building Size	24,000 SF	Year Built	1977
Property Type	Special Purpose	Lot Size	5 AC
Property Subtype	Special Purpose (Other)	Parking Ratio	70/1,000 SF

Listing ID: 14320865      Date Created: 08/31/2005      Last Updated: 11/15/2005

### DESCRIPTION

Commercial Opportunity in CENTRAL FLORIDA! Zoned B4 w/C overlay, 24,000 SQ FT, 70+ parking, 5 acres, 600 SQ FT canopy in front, security system, alarm and motion detectors, computerized sound equipment, 6 HVAC units, storage rooms, 1,175 SQ FT of office space, and prime location on main though fair. MLS# V4585020, \$985,000

Located on main highway in DeLand, FL.

### HIGHLIGHTS

- Great Location
- 600 SQ FT canopy in front
- Security system with alarm and motion detectors
- 6 HVAC Units
- Computerized sound equipment
- Zoned B-4 w/C overlay

### TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N Spring Garden Ave	Heartwood Dr	14,735	2020	0.07 mi
W International Speedway Blvd	Grantham Way	13,204	2020	0.28 mi
Greens Dairy Rd	Oak Valley Dr	85	2018	0.30 mi
Spring Garden Avenue	Cedar Ridge Ln	17,548	2020	0.34 mi
Greens Dairy Rd	N Stone St	115	2020	0.39 mi
Mercers Fernery Rd	Pear Tree Ln	1,374	2020	0.44 mi
Mercers Fernery Rd	Pear Tree Ln	1,580	2016	0.44 mi
W International Speedway Blvd	Grantham Way	11,800	2016	0.45 mi
W International Speedway Blvd	Grantham Way	14,148	2020	0.45 mi
Mercers Fernery Rd	Floyd Ave	933	2020	0.46 mi

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