



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

DAYTONA CV AXLE

AVAILABLE SPACE

7,000 SF

ASKING PRICE

\$795,000



FOR SALE

CBCWORLDWIDE.COM

OFFICE

Ronald W Palmer
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PREMIER PROPERTIES**

1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717



DAYTONA CV AXLE

524 Mason Ave., Daytona Beach, FL 32117

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



DAYTONA CV AXLE

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SALE



OFFERING SUMMARY

Sale Price:	\$795,000
Cap Rate:	11.38%
NOI:	\$90,508
Available SF:	
Lot Size:	0.43 Acres
Year Built:	1973
Building Size:	7,000 SF
Zoning:	Commercial Use Code 27-Auto Sales, Repair/s
Market:	Daytona
Submarket:	Daytona Beach
Traffic Count:	20,700
Price / SF:	\$113.57

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PROPERTY OVERVIEW

Current owner a Master Machinist has kept the standards of repair high. With a majority of his mechanics tenure at 20 years. The Owner has turned rebuilding CV Axels into GOLD. In addition to all the tire and service fields covered. All shop equipment and inventory convey with the exception of the Owners and individual mechanics personal tools. More special tools than I have even seen in my 30 years in the Automotive Business, convey.

PROPERTY HIGHLIGHTS

- The business is profitable, stable, tenured, proved. Easy to walk in, all systems ready, tried and proven.
- Capitalize on this incredible book of business and impeccable reputation.
- This Garage has a lot of history, previously owned by NASCAR Hall of Famer Ray Fox (1962-1974, 200 Starts/14 Wins/6 Poles) .
- You can feel the history here and in your imagination see the likes of Junior Johnson, David Pearson, Buddy Baker, Earl Palmer, Cale Yarborough, Fred Lorenzen and Charlie Glotzbach walking through the shop!
- Over 20,000 Cars per day pass this historic shop on Madison Ave and on the cross street with Ridgewood Ave. corner 27,000,



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

35-Mason to LPGA East OF i95

<https://vimeo.com/586444304>

EXTERIOR DESCRIPTION

Block and some brick

INTERIOR DESCRIPTION

Offices, bath
Shop block, Rebuilt garage doors

PARKING DESCRIPTION

Some parking for cars to be repaired/finished.
Some retail parking/Handicap for guests
Some Street Parking

UTILITIES DESCRIPTION

220-440 Volts

CONSTRUCTION DESCRIPTION

Block, Brick, Metal Beams and Metal 2nd floor, flat roof

POWER DESCRIPTION

220 Volt Srv; 440 Volt Srv

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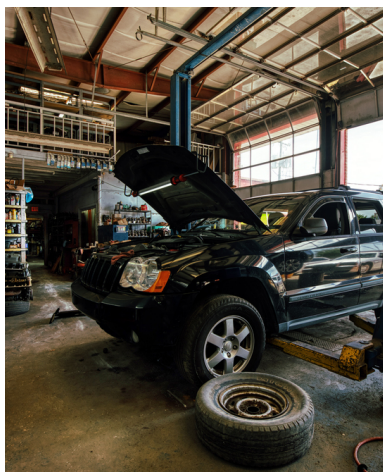
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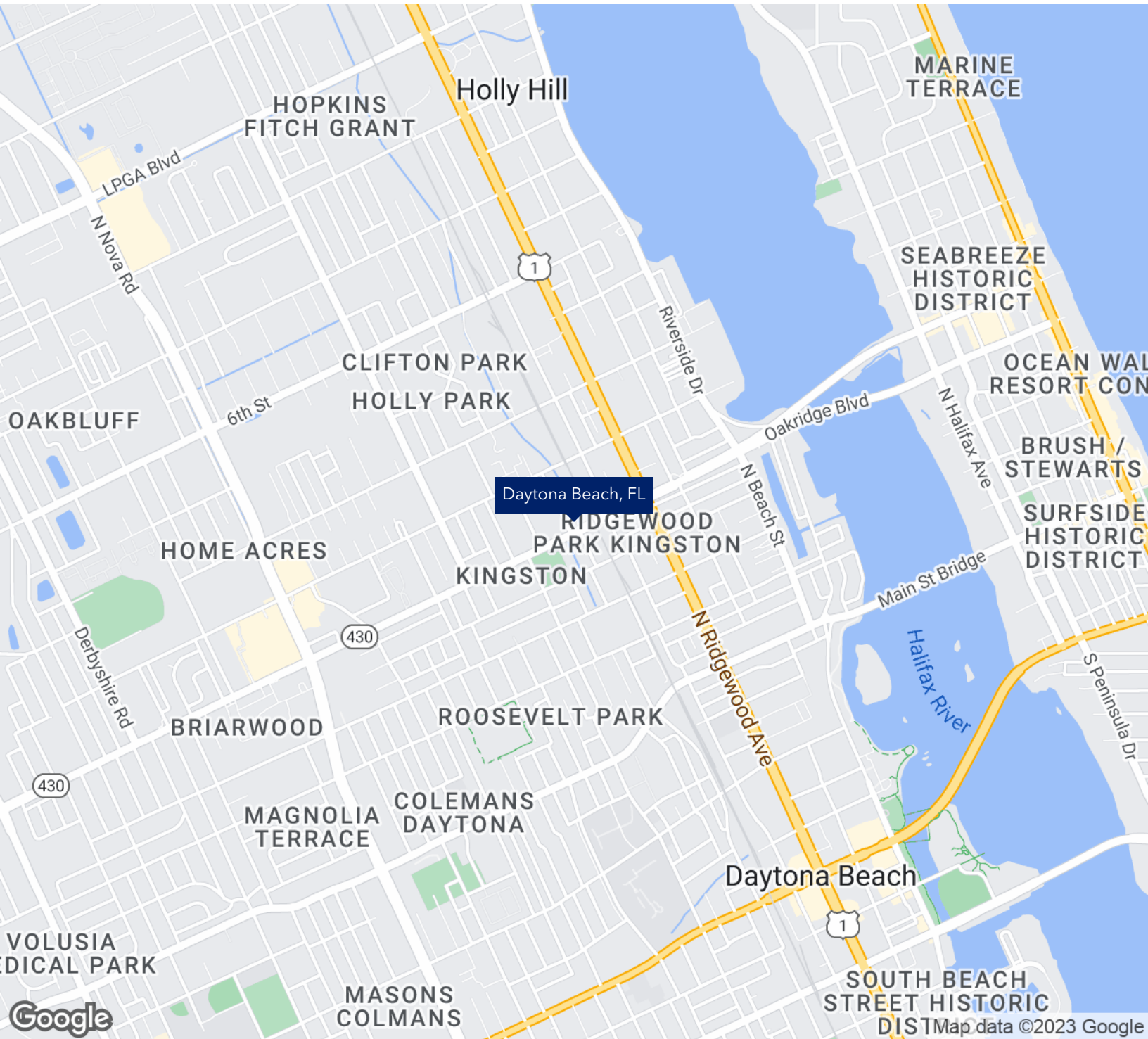


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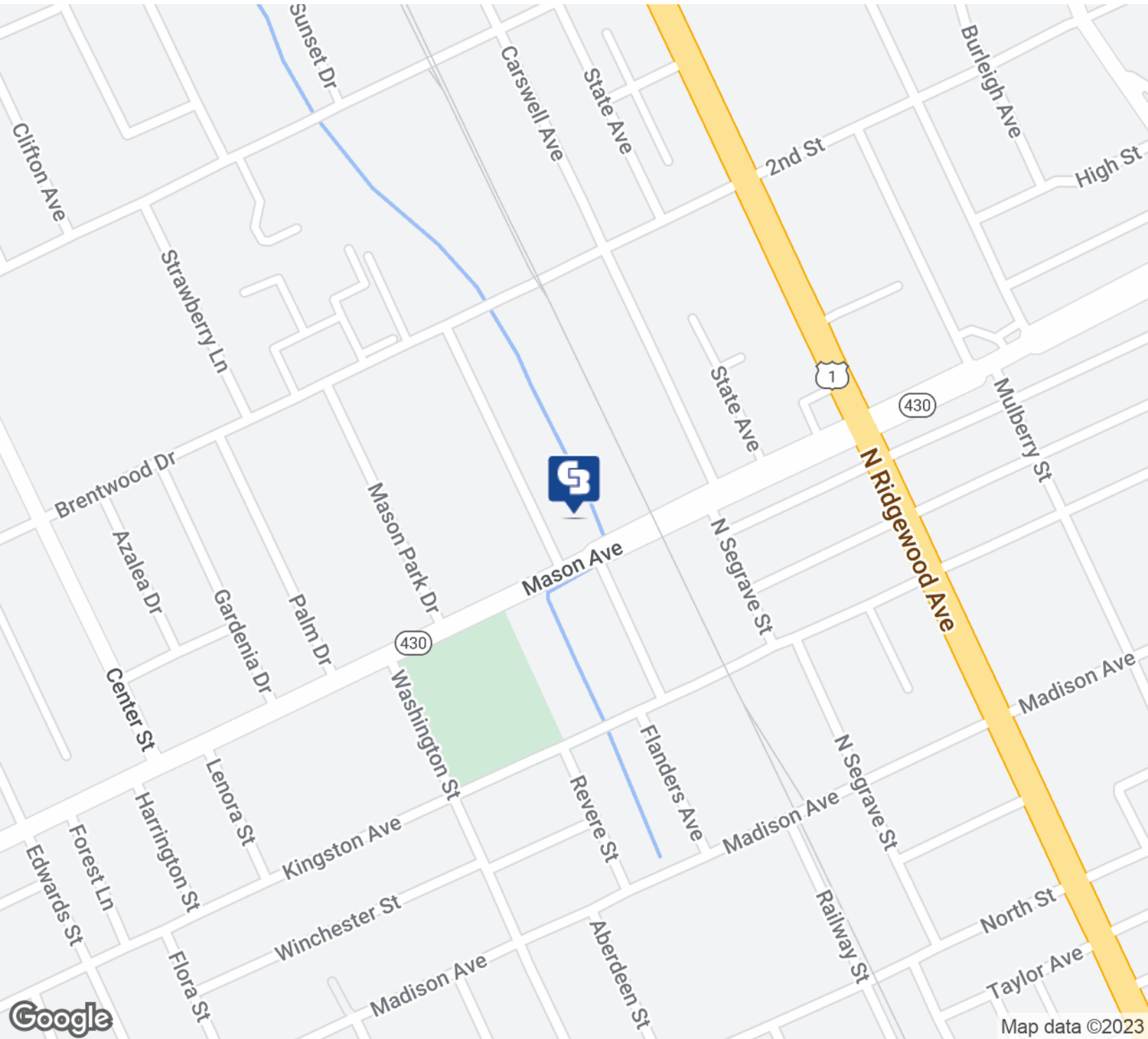
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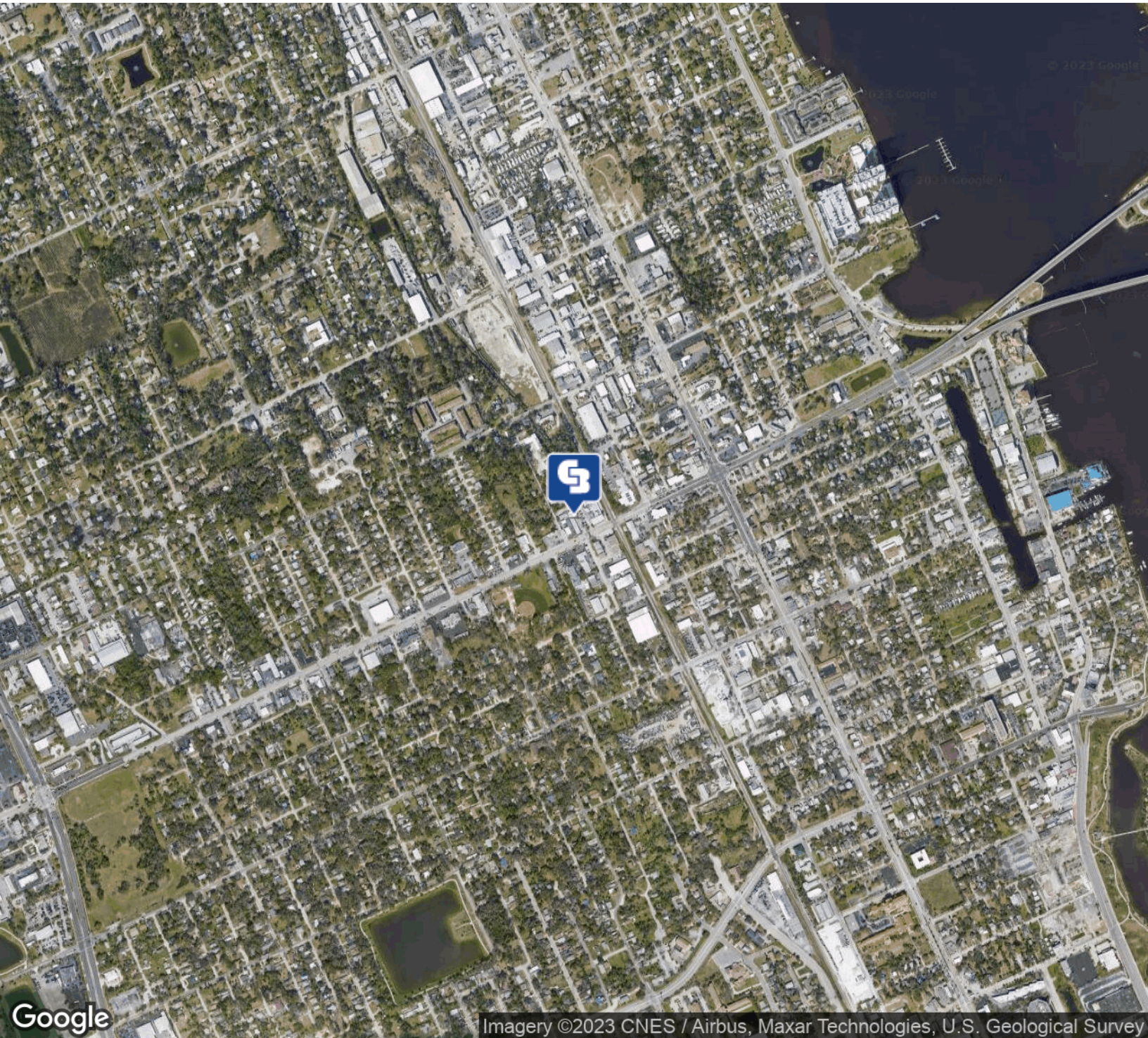
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FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW

DAYTONA C V AXLES INC

Price	\$795,000
Price per SF	\$113.57
CAP Rate	11.4%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

DAYTONA C V AXLES INC

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$90,508
Pre-Tax Cash Flow	-

FINANCING DATA

DAYTONA C V AXLES INC

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME SUMMARY

DAYTONA C V AXLES INC

Net Income	\$0
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EXPENSE SUMMARY

DAYTONA C V AXLES INC

Gross Expenses	-
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Net Operating Income	\$90,508
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DEMOGRAPHICS

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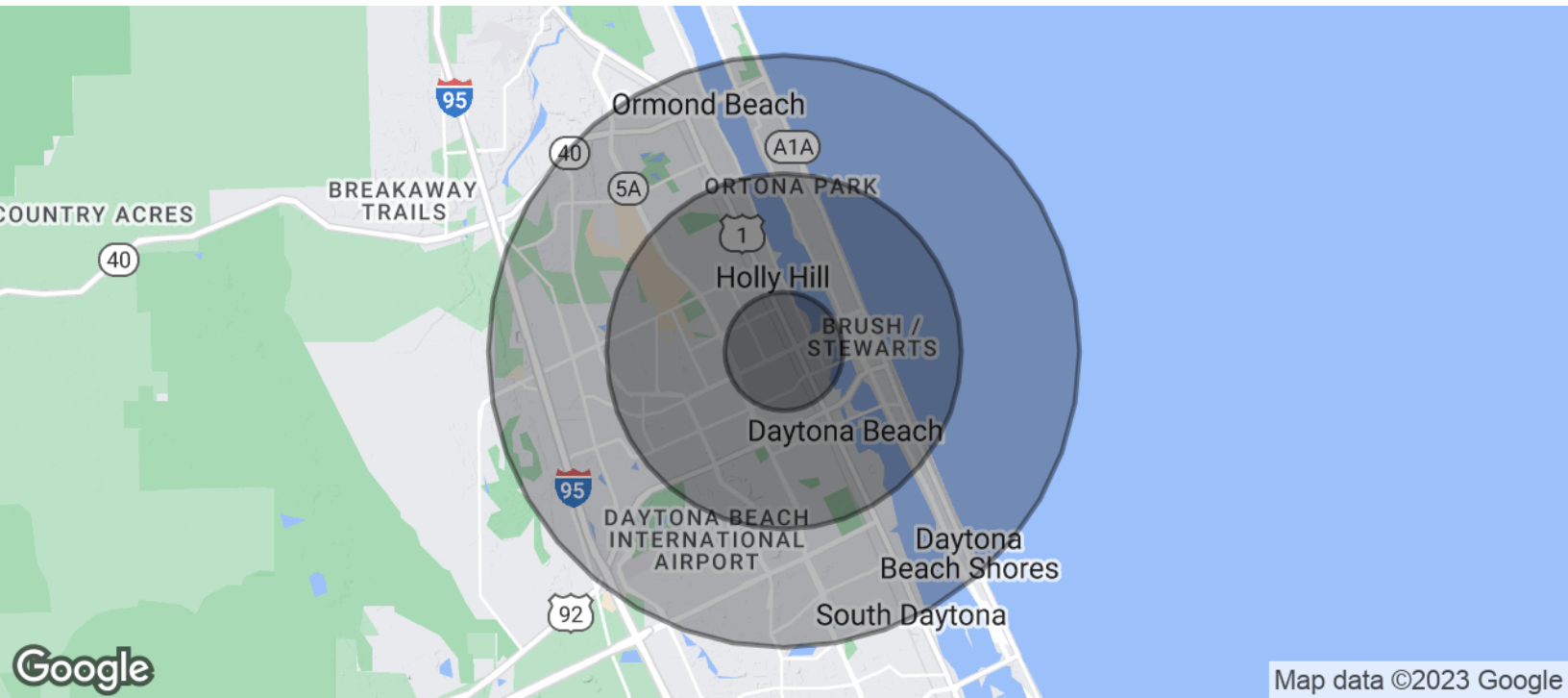
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,542	62,347	118,803
Average Age	35.9	38.2	40.4
Average Age (Male)	35.0	36.7	38.7
Average Age (Female)	35.9	40.0	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,024	25,400	49,434
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$37,249	\$38,899	\$43,457
Average House Value	\$158,016	\$164,848	\$171,732

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

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RONALD W PALMER

Investment, Sale & Leasing Associate

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Direct: 904.540.8887 | Cell: 904.540.8887

FL #SL3433239

PROFESSIONAL BACKGROUND

Ron Palmer, a local real estate professional with Coldwell Banker Commercial Premier Properties, has led an impressive and multifaceted career. A complex understanding of multiple industries provides a robust foundation that Ron utilizes during every real estate transaction.

He is a dedicated leader who has trained more than 25,000 sales associates, managers, senior supervisors and automotive dealership owners throughout the country and Canada. Now, by shifting his focus to commercial real estate, he is quickly making waves in the St. Johns County real estate market.

As a commercial realtor with CBC Premier Properties, Ron continues to tap into his wealth of knowledge in sales and marketing. Prior to his success with the The Cardone Group as a Senior Performance Coach, Ron served as the Vice President of Marketing with Homeowners Marketing Services, the largest supplier of real estate support services in the United States. During his tenure, both companies experienced significant growth in profits and overall moral.

Additionally, he and his wife, Karen, also managed Century 21 Palmer Properties in Colonial Beach, VA. Within 7 months of opening, the office captured 65% of all listings in the area - a huge undertaking in a competitive and ever-evolving real estate arena.

By maintaining a dedicated work ethic and a "can do" attitude, Ron has climbed the ladder to success in marketing, sales and real estate. He continues to set lofty goals as a professional, always top of mind is his dedication to his customers. As a resource in real estate, Ron is eager to negotiate the numbers to fit your needs.

More personally, Ron has his finger on the pulse of our upstanding community. He is active within his church and among local small businesses. Additionally, Ron also is an esteemed musician. In fact, he became the youngest member to be welcomed into the premier band of The U.S. Army, "Pershing's Own". He has performed for 5 presidents and 57 heads of state.

Specialties/Interests: God, Family, Community, Sales, Boating, Inspirational/Motivational Speaking, Coaching & Mentoring, Small Business, Music, Jazz Drums, Antique Boat Restoration

Premier Properties

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