

# FOR SALE



## AUTO REPAIR/TIRE RETAIL SHOP

1695 S VOLUSIA AVE, ORANGE CITY, FL 32763



Currently Only Open M-F  
Business Growth Opportunity

### Traffic Count

S Volusia Ave @ W Elm Dr  
32,396 vehicles per day

### 3 Mile Radius Demographics

Population 40,911  
Avg HH Inc \$69,295

## PROPERTY HIGHLIGHTS

- Total Size Auto Repair Facility: 3,000 SF
- Office/Guest Area: 750 SF +/- Service Area: 1,500 SF +/-
- Tire and/or Part Storage Area: 750 SF +/-
- Interior Bays: 4 Bays Exterior Lifts: 1 Heavy, 1x2 Post
- Ingress/Egress: All access along Dogwood Ave
- Land Size: .23 acres +/- Muni: Orange City
- Frontage US Hwy 17-92: 78 linear Feet
- Close to: Fronts US Hwy 17-92 Easy get to I-4: East Rhode Island to Veteran's Parkway to Graves to I-4 and/or US 17-92 to Enterprise Rd to Saxon to I-4
- Real Estate: \$1,200,000 Cost PSF: \$400
- Real Estate: \$1.2M, Business: \$400,000, FF&E: \$148.250
- Total Purchase Price: \$1,748,250

Rear Area, Exterior Bays/Lifts



### Scott Garrett

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker

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**ADDITIONAL AVAILABLE LAND BEHIND PROPERTY**  
**105 Dogwood Ave Available, .35 ac, 2,448 SF = \$345k**

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**RETAIL AERIAL OVERVIEW**  
VICINITY OF PROPERTY

**AERIAL ENLARGED SECTION VIEW**

Extra Land, .35 acres,  
Building Size: 2,448 SF,  
available, owned by Big T Tire  
**ASKING PRICE: \$344,900**



Front of Building, US Hwy 1792



## CONTACT

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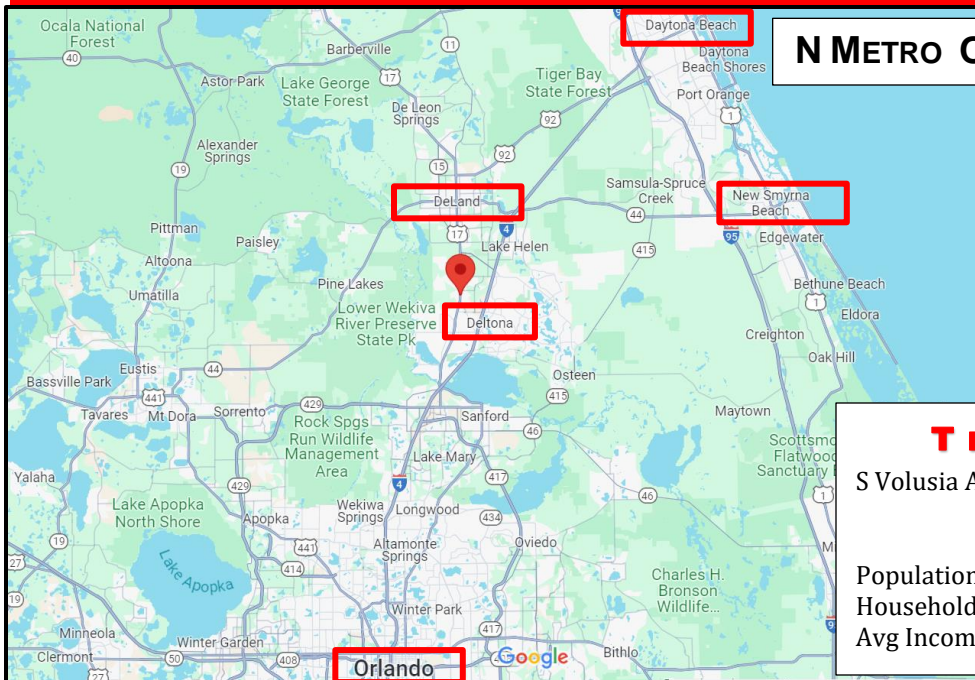
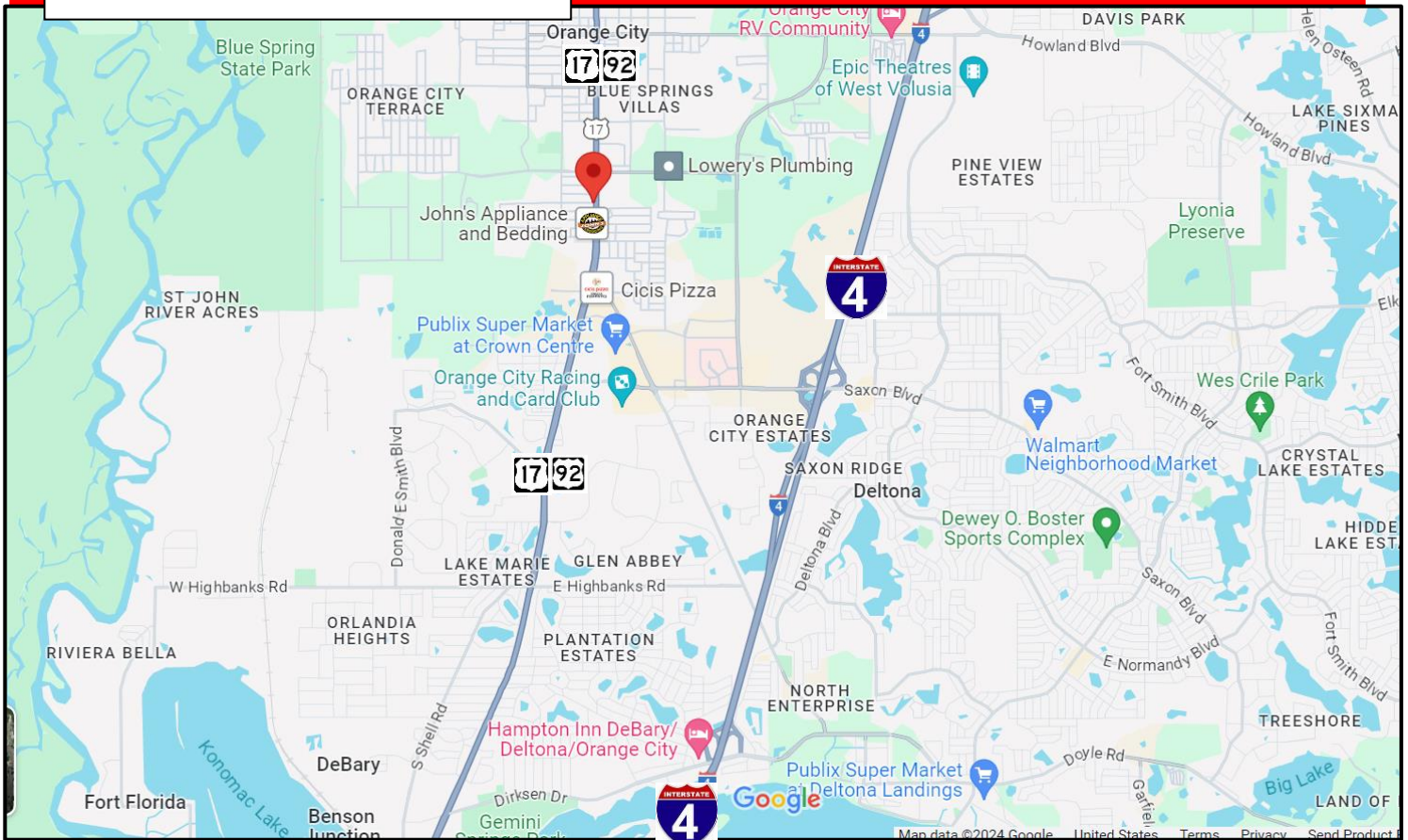
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## LOCAL AREA MAP OVERVIEW



## N METRO ORLANDO AREA MAP OVERVIEW

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### TRAFFIC COUNTS

S Volusia Ave @ W Elm Dr 32,396 (2022)

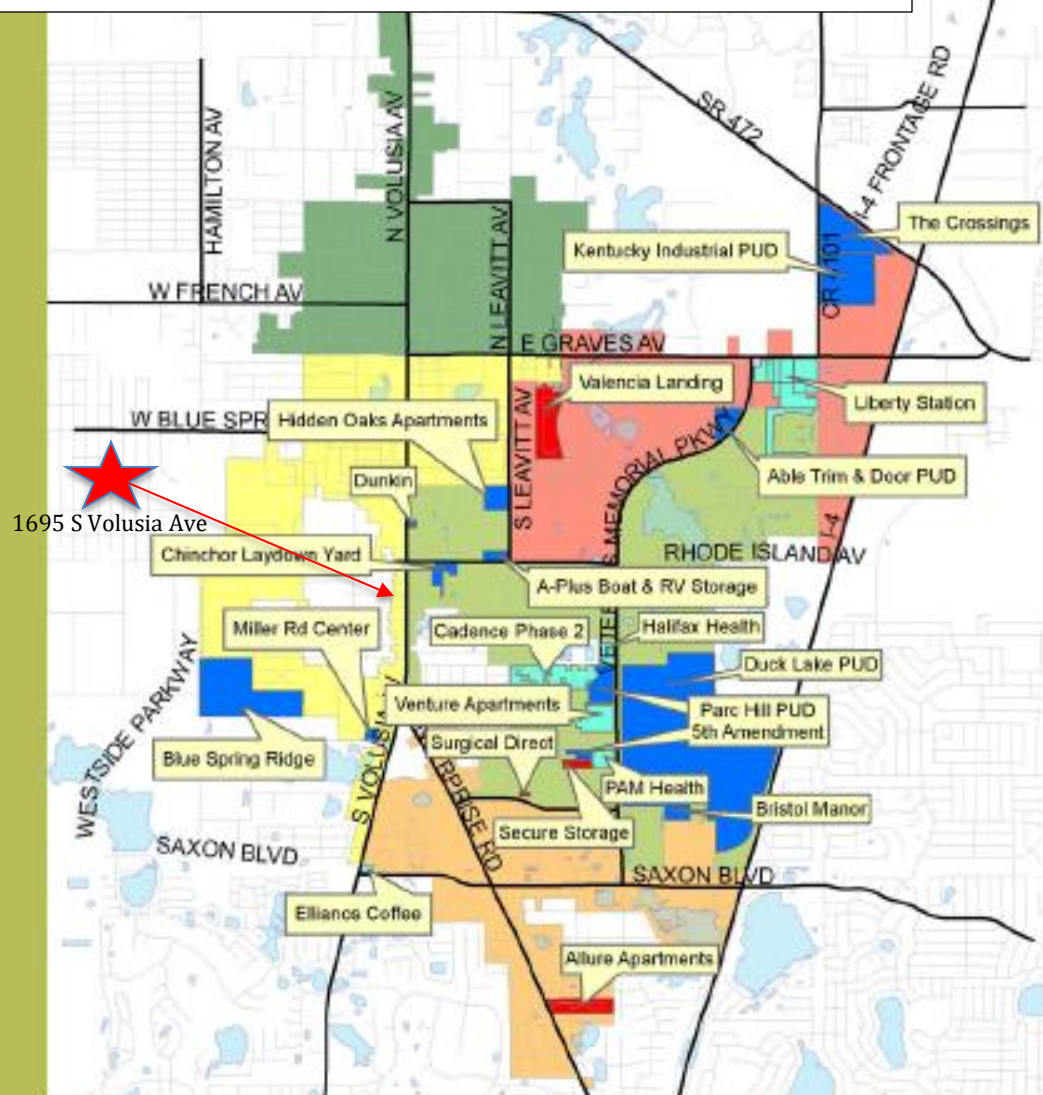
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,872	40,911	100,109
Households:	2,623	17,251	40,229
Avg Income:	\$53,676	\$69,295	\$74,142

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**SEE THE FULL REPORT VIA LINK:**




# PROJECT LOCATION MAP








Orange City  
Development Projects 2024



## Projects

-  In Review
-  Under Construction
-  Project Complete

### Council Districts

	1		4
	2		5
	3		

## Streets

✓ Thoroughfares

1 in = 3.471

Date Created 3/22/202

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**Front Office – Guest Waiting Area**



**Manager's Office**



**4 Repair Bays**



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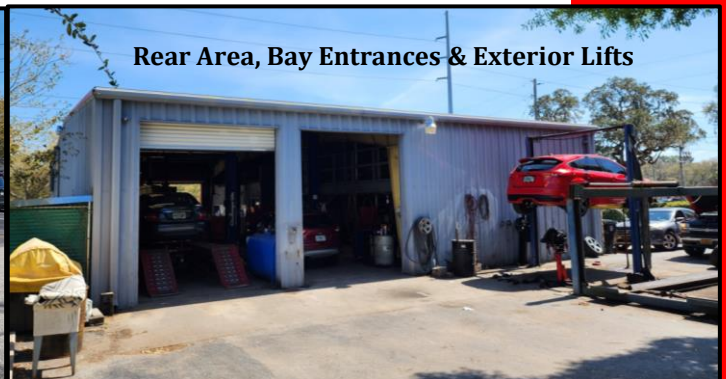
## EQUIPMENT STAYS WITH PROPERTY

### TAYLOR PROPERTIES OF ORANGE CITY BIG T TIRE & MUFFLER

ITEM	EST VALUE
1ea SNAP ON Motice Scanner	\$15,000
1ea SNAP ON A/C Recycle Machine, 134A	\$6,000
1ea SNAP ON A/C Recycle Machine, 1234A	\$7,500
1ea SNAP ON Wheel Balancer	\$10,000
1ea SNAP ON Tire Machine	\$8,500
1ea COATS Tire Machine	\$4,500
1ea Lincoln Mig Welder & Cartridge	\$2,000
1ea Pipe Bending Machine (new)	\$10,000
2ea 2 Post 10,000 lb Lifts (\$5,000 each)	\$10,000
2ea 2 Post 14,000 lb Lifts (\$7,500 each)	\$15,000
1ea Gas Welding Set & Cannister	\$1,000
1ea AMCO Brake lathe	\$3,000
1ea Hunter Eagle Eye Alignment Machine, 12,000 lb lift w/jacks	\$35,000
1ea Battery Charger	\$500
1ea Smoke Machine	\$500
1ea 25,000 lb Drive on Lift with built in jacks	\$10,000
1ea Industrial Air Compressor	\$3,500
1ea Wall mounted strut compressor	\$750
2ea Roll around jacks	\$500
Furniture and computers	\$5,000
<b>TOTAL:</b>	<b>\$148,250</b>



View looking North from Dogwood Ave



Rear Area, Bay Entrances & Exterior Lifts

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