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Free Standing Building FOR LEASE

1001 Ridgewood Ave., Holly Hill, 32117



**SELBY
REALTY**

200 E. Granada Blvd.
Suite 207
Ormond Beach, FL 32176
(386) 238-4456 O.



1001 Ridgewood Ave., Holly Hill, 32117

Property Highlights

- Turnkey Free Standing Office Building for Lease.
- Classic Brick Building has been well maintained. New Roof in 2017.
- 50 ft. Frontage on Ridgewood Ave. provides great visibility for your business!
- Current CC-1 (Commercial Corridor) Zoning allows for a wide range of Business Services and Retail Sales, as well as Personal Services, and much more.
- 4-5 Offices and 2 Restrooms. New Carpet inside. Eight available parking spaces just East of the Building.
- Less than 5 miles to I-95 and LPGA Blvd. Interchange

Property Details

Building Size: 1,187 SF
Zoning: CC-1 Commercial Corridor District
Parcel ID: 4242-62-04-0010
Traffic Count: 27,000 (AADT 2016) Ridgewood Avenue
Location: 2 blocks South of LPGA Blvd. on Northeast Corner of Ridgewood Ave. and 10th St.
Lease Rate: **\$1,100/Month**

Bring Your Business Here! Move-In Ready



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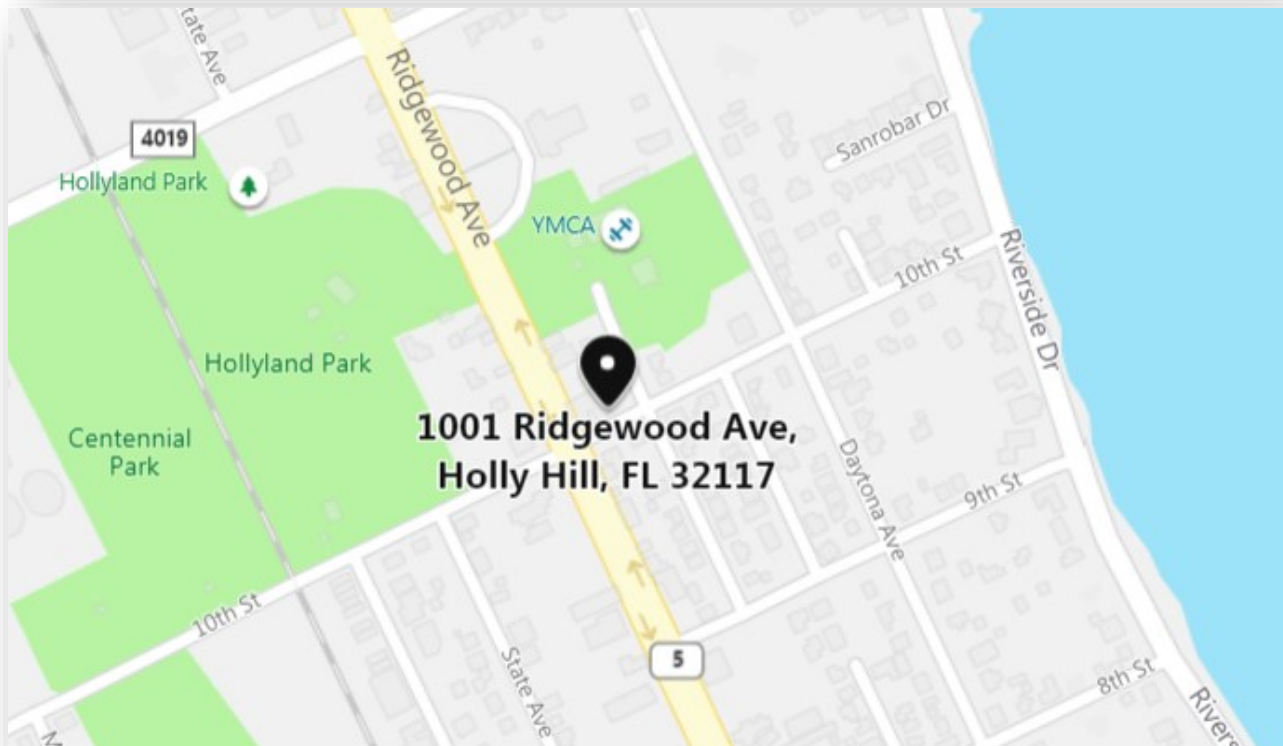
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Great Visibility! Prime Location!



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