



# SELBY REALTY

Brokers ♦ Managers ♦ Developers

## Commercial Building FOR SALE

### 271 Ft. Smith Boulevard \* Deltona, FL



#### Property Details:

**Address:** 271 Ft. Smith Blvd, Deltona, FL 32738

**Property ID:** 30-18-31-42-25-0150

**Year Built:** 1987      **Zoning:** C-1

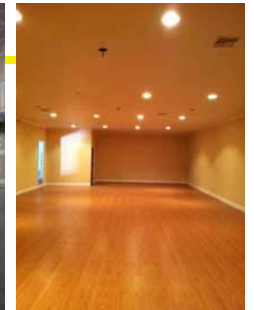
**Lot Size:** 15,000 sf

**Building Size:** 5,520 sf (Showroom 1,560sf w/ 2 restrooms; Warehouse 2,400sf; Second Floor Space – 1,560sf w/ full bathroom)

**Description:** Very attractive and highly visible 5,520sf retail, commercial building at 271 Ft. Smith Blvd, Deltona, FL 32738 across the street from Publix shopping center. Lot is 100' x 150' with an alley behind providing access to two oversized roll-up doors. Zoning is C-1 Retail Commercial, City of Deltona. Former Tile USA store. Adjoining vacant lot (50' x 150') for sale for \$49,000 (with seller financing – different owner). 3,960sf on ground floor and 1,560sf on second floor.

Very attractive showroom, big warehouse, and 3 bathrooms.

**Price:** \$285,000



#### FOR MORE INFORMATION CALL:

#### Dwight Selby, CCIM

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Cell Phone: 386-295-8729

Email: [dselby@selbyrealty.com](mailto:dselby@selbyrealty.com)

#### Selby Realty, Inc.

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[www.selbyrealty.com](http://www.selbyrealty.com)

# SWERDLOFF & RORRY

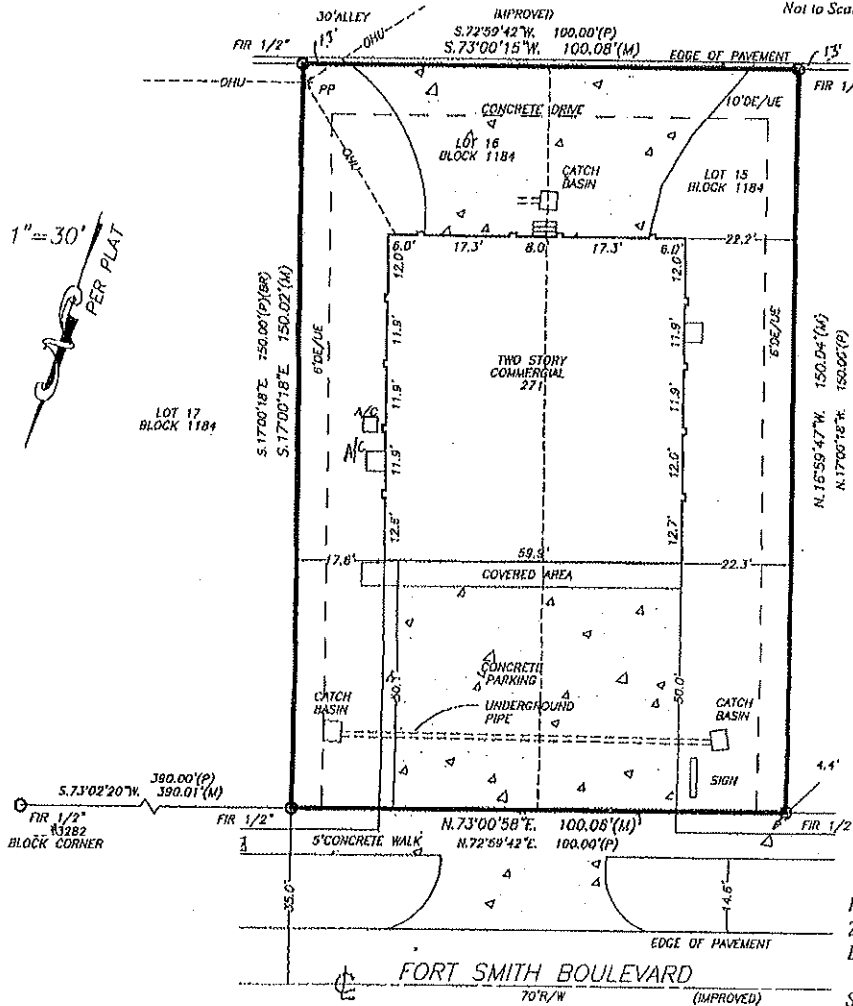
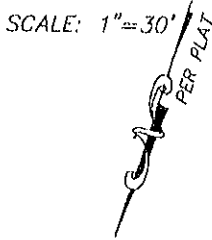
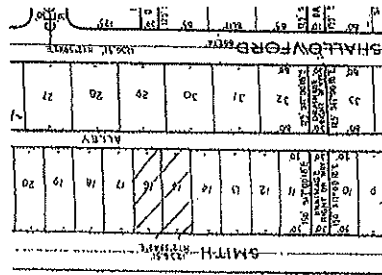
SURVEYING, INC.

370 Waymont Court · Lake Mary, FL 32746 · Voice 407.688.7631 · Fax 407.688.7691

Lots 15 and 16, Block 1184, DELTONA LAKES UNIT FORTY TWO, according to the plat thereof, as recorded in Map Book 27, Page(s) 262 through 266, of the Public Records of Volusia County, FL.

Community number: 120677 Panel: 0650  
 Suffix: G.F.I.R.M. Date: 4/15/2002 Flood Zone: X  
 Date of field work: 2/29/2008 Completion Date: 2/29/2008

Certified to:  
 Piece Enterprise Investments, LLC; The Closing Agent, Inc.; Westcor Land Title Insurance Company; Branch Banking and Trust Company, its successors and/or assigns.



Property Address:  
 271 Fort Smith Boulevard  
 Deltona, FL 32738

Survey number: SL 95702

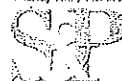
### LEGEND

—□—	Wood Fence	W.M.	Water Meter
—○—	Weld Fence	TEL	Telephone Facilities
—○—	Chain Link Fence	CA	Covered Area
FN	Found Nail	B.R.	Bearing Reference
CONC	Concrete	CH	Chord
M	Field Measured	RAD	Radial
CL	Clear	A/C	Air Conditioner
ENCR	Encroachment	B.M.	Bench Mark
CL	Centerline	C.	Calculated
CONC	Concrete	ZZZZ	Block Wall
CL	Property Line	Δ	Central Angle/Delta
C.M.	Concrete Monument	D.B.	Deed Book
F.I.R.	found Iron Rod	D.	Description or Deed
F.I.P.	Found Iron Pipe	D.H.	Drill Hole
R/W	Right of Way	D/W	Driveway
N&D	Nail & Dink	ESMT	Easement
D.E.	Drainage Easement	EL	Elevation
D.E.	Utility Easement	F.F.	Finished Floor
FD	Found	F.C.M.	Found Concrete Monument
P	Plat	F.P.K.	Found Parker-Kalon Nail
O.H.U.	Overhead Utilities	L	Length
P.P.	Power Pole	L.B.	Licensed Business
TR	Transformer	L.A.E.	Limited Access Easement
CAV	Cable Risor	— —	Line Break Not to Scale
CO	Chord Reading	M.H.	Manhole
F.C.C.	Found Cross Cut	Q	Found
F	Field	O.H.	Overhead Lines

N.T.S.	Not to Scale
O.R.	Official Records
O.R.B.	Official Records Book
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
PG.	Page
P.V.M.Y.	Pavement
E.O.P.	Edge of Pavement
P.B.	Plat Book
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.O.L.	Point of Line
P.C.	Point of Curvature
P.R.C.	Point of Reverse Curvature
P.T.	Point of Tangency
R.	Radius (Radius)
R.O.E.	Roof Overhang Easement
S.I.R.	Set Iron Rod & Cap
S.W.	Sidewalk
T.O.B.	Top of Bank
TYP.	Typical
W.C.	Witness Corner
16.05	Existing Elevation
E.O.W.	Edge of Water
P.C.C.	Point of Compound Curve
PI	Point of Intersection
T.B.M.	Temporary Bench Mark

### GENERAL NOTES

- Legal description provided by others.
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
- Underground portions of loonings, foundations or other improvements were not located.
- Wall ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
- Adjoining lots are within the same block, unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- Not valid unless sealed with the stamp of the surveyor embossed seal.
- FLOOD ZONE DETERMINATIONS ARE PROVIDED AS A COURTESY ONLY, AND ARE DERIVED FROM THE BEST SOURCES AVAILABLE TO THE SURVEYOR. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR FLOOD INSURANCE PURPOSES, AND MAY DIFFER FROM INFORMATION PROVIDED BY OTHERS.
- Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.
- Bearing basls shown per plat unless otherwise shown.
- Survey is for reference only unless stipulated and sealed by a Florida Registered Land Surveyor.
- All lines are not radial unless otherwise noted.
- Recertification does not indicate an update.



Ralph Swerdloff  
 Louis R. Rorrey  
 Registered Land Surveyor No. 3411  
 Professional Survey and Mapping No. 6104