

# FORECLOSURE AUCTION

## JANUARY 16

Case #2008 32821 CICI DIVISION:31



**PROPERTY DESCRIPTION:** This very well kept building of 49,025 SF has been an actual showroom with tons of track lights, 17 ft. ceilings, concrete block construction with an attractive "solarium" section, 208 parking spaces in 5.06 acres of well maintained grounds. It's located 5 blocks South of Granada Blvd. on the very busy Nova Road, with easy access to I-95. High level loading docks in the rear of the building complement this superb package. B8 - allowing the sales of retail convenience goods and similar uses, such as services, liquor stores, professional services and restaurants.

**499 S. NOVA ROAD, ORMOND BEACH, FL**

- Formerly priced at **\$3.9 million**
- Approx. 1st mortgage **\$1,500,000**
- Former **49,000± SF furniture showroom**  
on **5.06 Acres**

**AUCTION LOCATION:**

CLERK'S CONFERENCE ROOM D251,  
Volusia County Courthouse  
101 N. Alabama Ave., Deland, FL

**THOMAS J. KARRAS**

Licensed FL RE Broker #BK3139111  
Licensed FL Auctioneer #AU3462

**TERMS OF SALE:**

Public outcry to the highest and best bidder for cash. (See Legal Notice)  
Clerk's Conference Room, D251, 2nd Floor of the Volusia County  
Courthouse, 101 N. Alabama Avenue, DeLand, Florida, on the 16th day of  
January, 2009, at the hour of 11 :00 a.m.

Accelerated Marketing Group, LLC.

949.313.0708

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

5500 Military Trail #22-300, Jupiter, FL 33458



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49,000± SF FURNITURE SHOWROOM

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The information hereon is from sources deemed reliable but we assume no responsibilities for errors or omissions. Bidders must perform their own, independent evaluation of the asset.