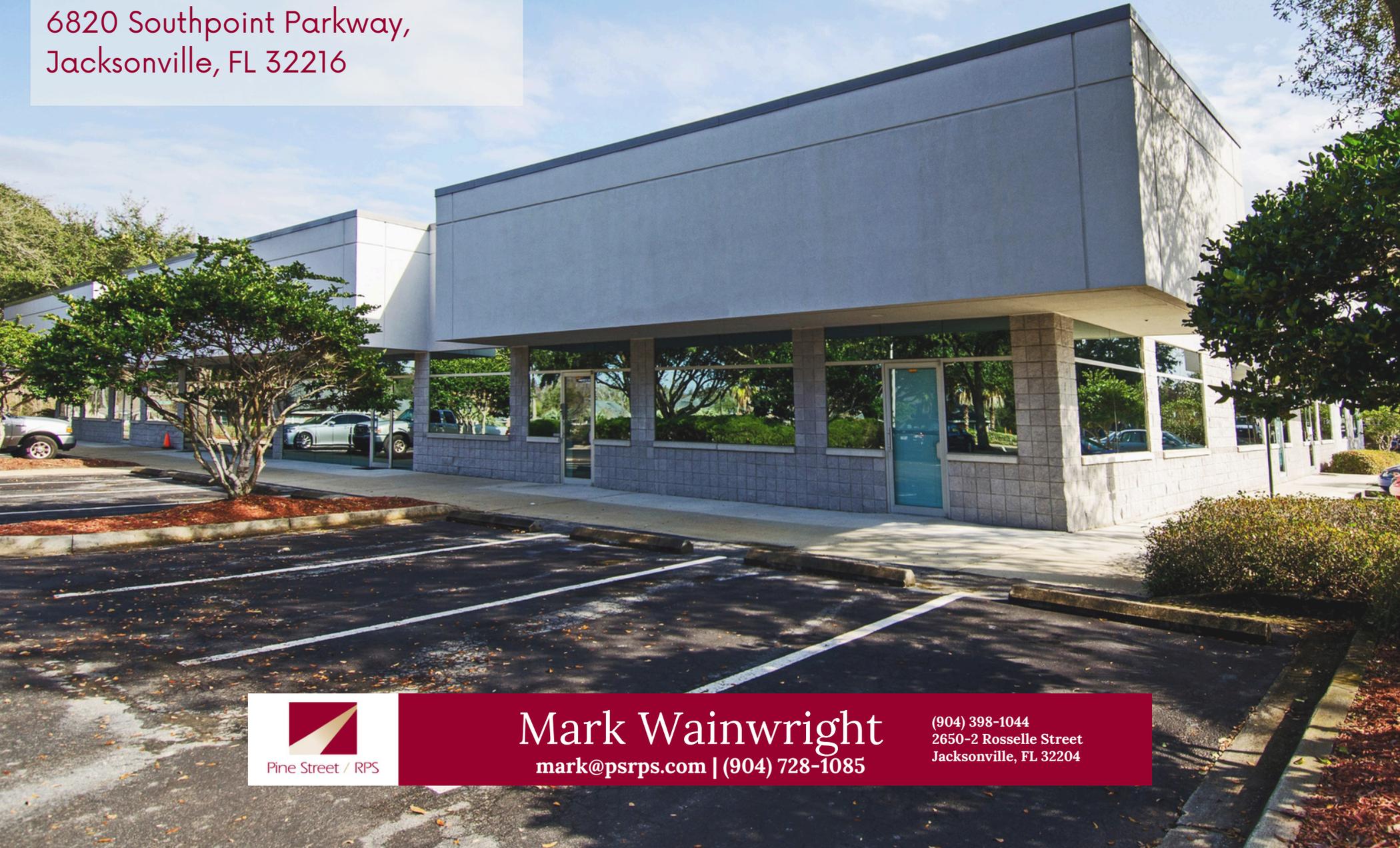


MEDICAL OFFICE INVESTMENT OPPORTUNITY

6820 Southpoint Parkway,
Jacksonville, FL 32216



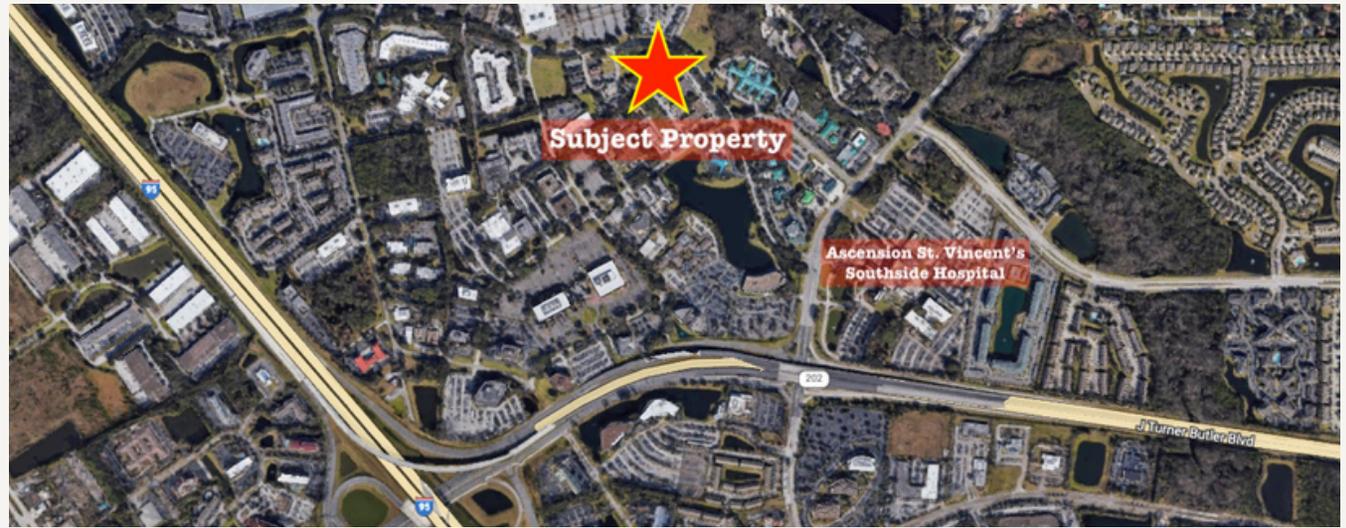
Pine Street / RPS

Mark Wainwright
mark@psrps.com | (904) 728-1085

(904) 398-1044
2650-2 Rosselle Street
Jacksonville, FL 32204

Pine Street / RPS, LLC is pleased to offer over 20,000± SF of Class B+ medical office space for sale.

Located in the desirable Butler Corridor, the property provides excellent access to I-95, JTB, Downtown Jacksonville, and the Beaches. Just one mile from Ascension St. Vincent's Southside Hospital, this well-maintained multi-tenant building is ideal for an owner/user or investor seeking a strong medical office presence in a prime, centrally located submarket.



PROPERTY DETAILS

- 🏠 20,754± SF
- 🏠 2.09± Acres
- 🏠 Zoned IBP
- 🏠 Built in 2000, with a new roof installed in 2021
- 🏠 6/100 Parking
- 🏠 5.00% Cap Rate
8.1% Pro-forma Cap Rate
- 🏠 NOI of \$182,203.12

Sale Price: \$3,500,000



All information is deemed accurate but subject to errors / omissions

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