

FOR SALE

313 Johnston St. Tallahassee, FL 32303

NAI TALCOR

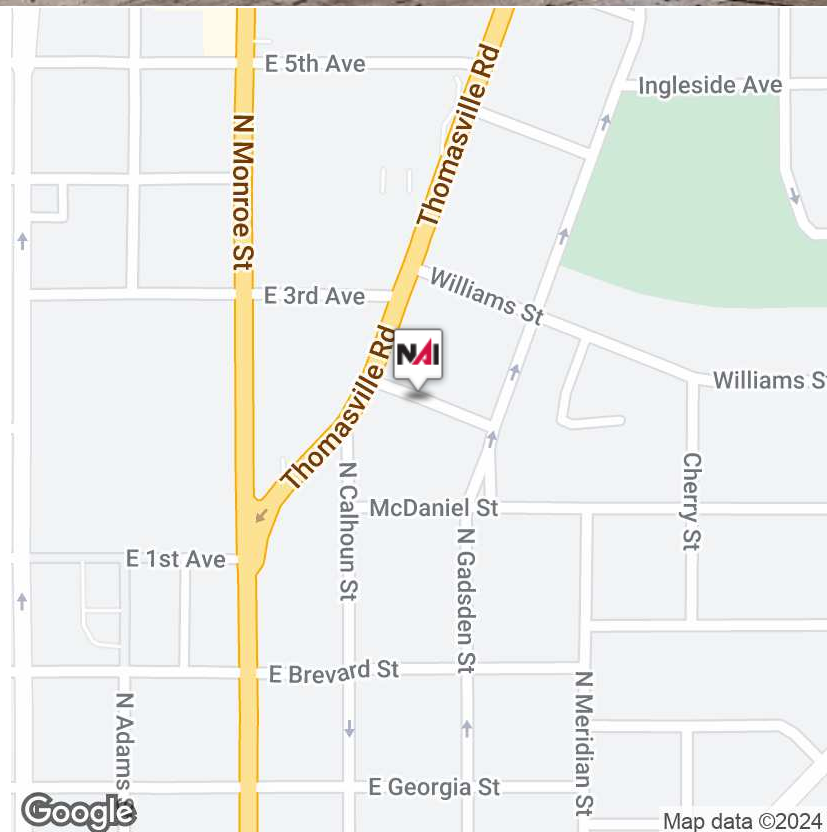


Office | 1,565 SF

Completely Renovated in 2016 with a new roof in 2020, this 1927 TRUE MIDTOWN Cottage is being utilized as a law office, but could easily be switched back to residential use. Has a full kitchen and the restrooms have showers. The rear of the property is conditionally approved for the addition of three more residential units for more income. Please call in advance to tour this site.

- Owner Financing
- Building Size: 1,565 SF
- 2 Stories
- Lot Size: 7,405 SF
- APN#: 21-25-49-019-00F.0

Sale Price: \$385,000



✉ **Kee Elwell, CCIM**
+1 850 509 5242
kee@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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1018 Thomasville Road, Suite 200A
talcor.com

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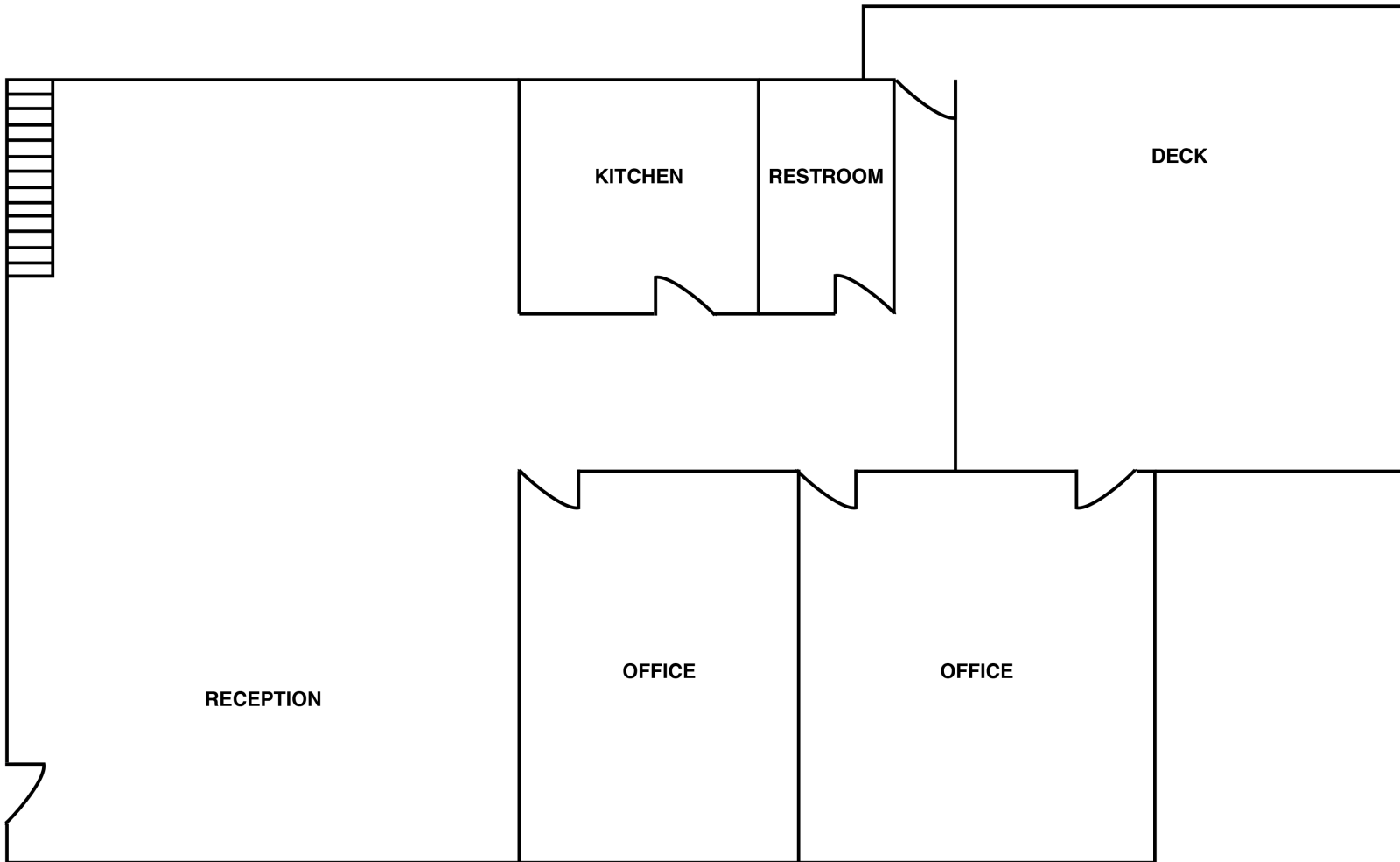
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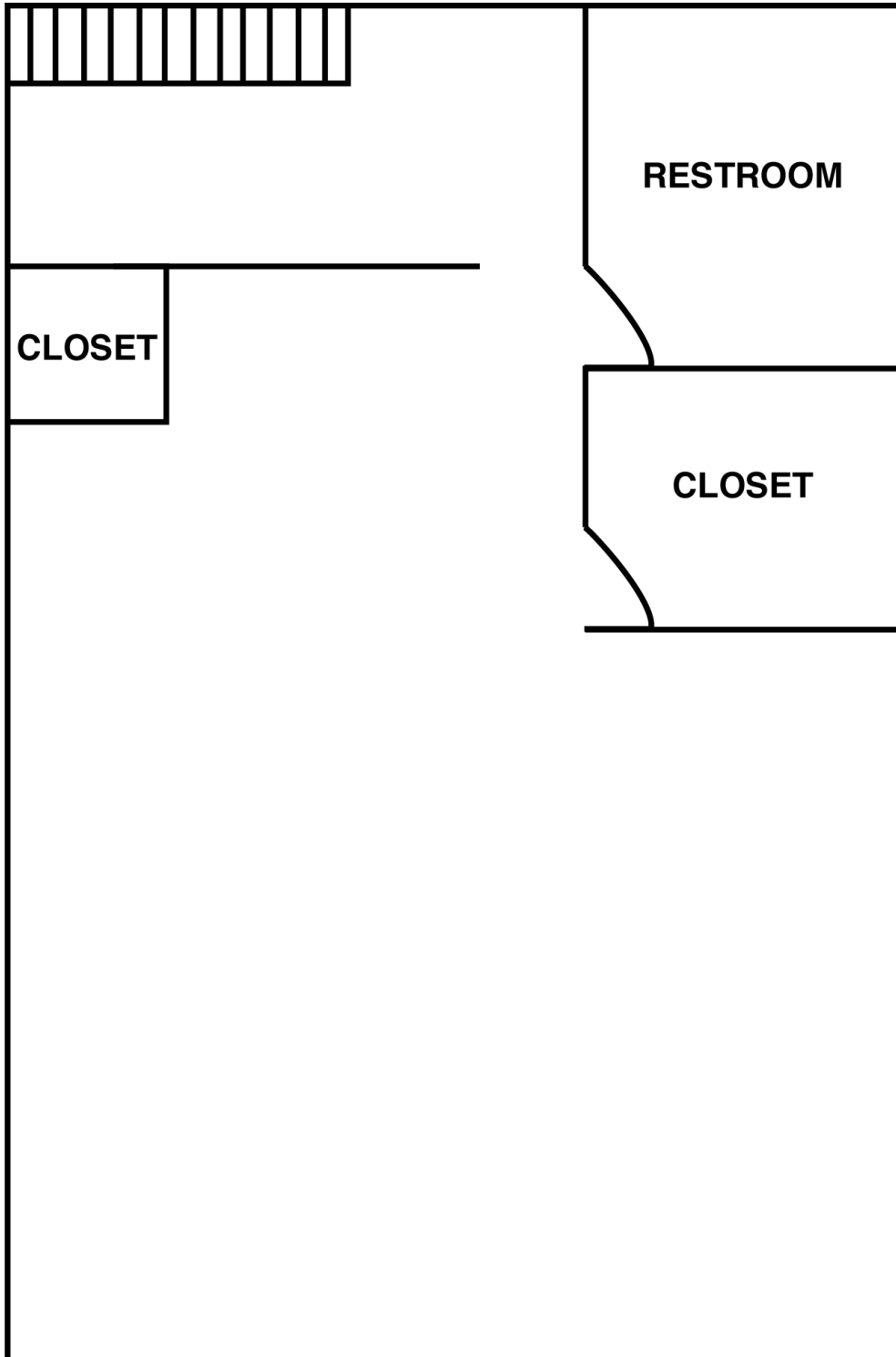
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All data is deemed reliable but is not guaranteed. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, or withdrawal without notice.

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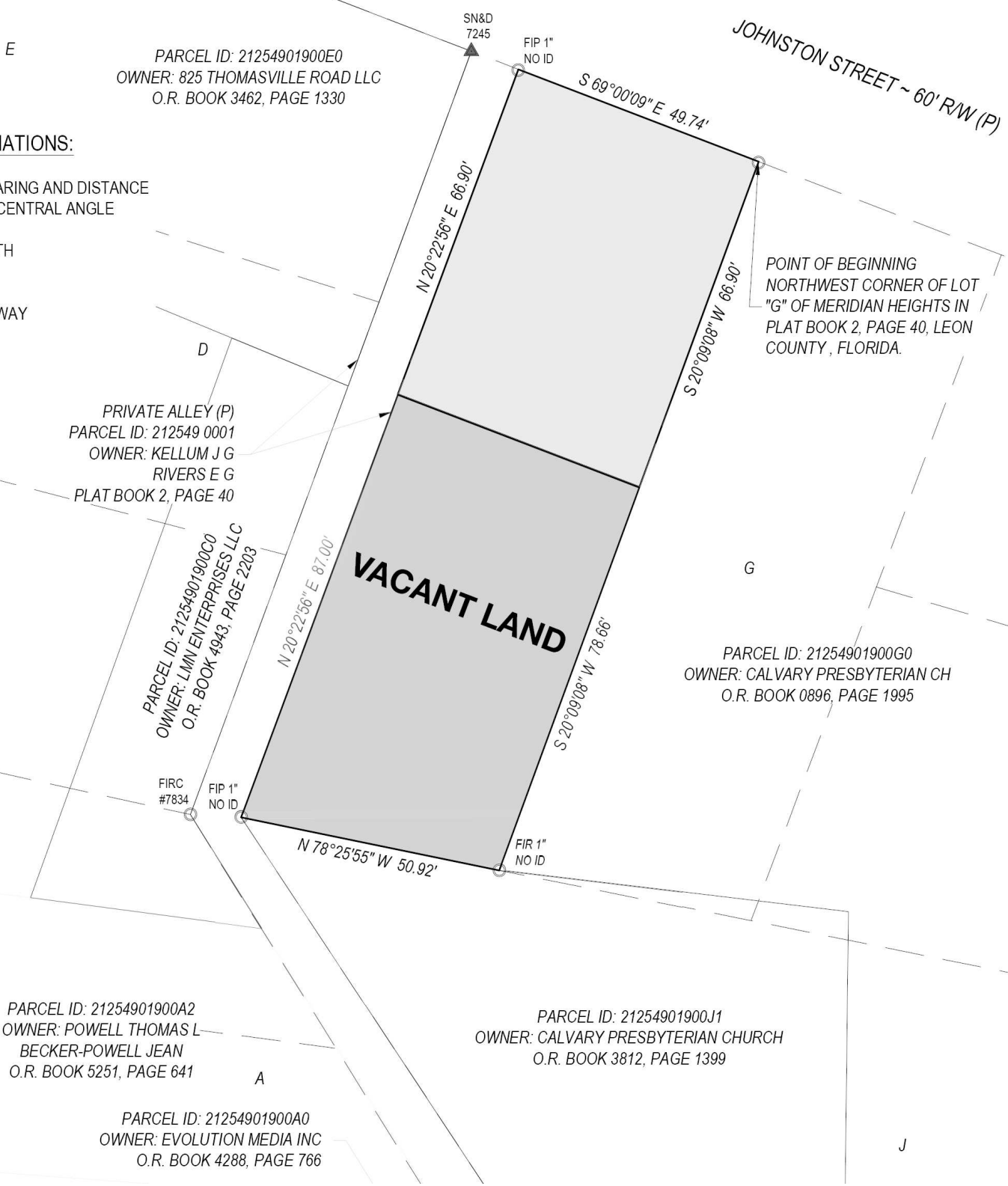
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SKETCH OF DESCRIPTION

SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA



STANDARD ABBREVIATIONS:

- AC. ACRES
- CH= CHORD BEARING AND DISTANCE
- Δ= DELTA OR CENTRAL ANGLE
- E EAST
- L= ARC LENGTH
- N NORTH
- R= RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- W WEST

PARCEL ID: 21254901900E0
 OWNER: 825 THOMASVILLE ROAD LLC
 O.R. BOOK 3462, PAGE 1330

PRIVATE ALLEY (P)
 PARCEL ID: 212549 0001
 OWNER: KELLUM J G
 RIVERS E G
 PLAT BOOK 2, PAGE 40

PARCEL ID: 21254901900C0
 OWNER: LMN ENTERPRISES LLC
 O.R. BOOK 4943, PAGE 2203

PARCEL ID: 21254901900A2
 OWNER: POWELL THOMAS L
 BECKER-POWELL JEAN
 O.R. BOOK 5251, PAGE 641

PARCEL ID: 21254901900A0
 OWNER: EVOLUTION MEDIA INC
 O.R. BOOK 4288, PAGE 766

PARCEL ID: 21254901900J1
 OWNER: CALVARY PRESBYTERIAN CHURCH
 O.R. BOOK 3812, PAGE 1399

PARCEL ID: 21254901900G0
 OWNER: CALVARY PRESBYTERIAN CH
 O.R. BOOK 0896, PAGE 1995

POINT OF BEGINNING
 NORTHWEST CORNER OF LOT
 "G" OF MERIDIAN HEIGHTS IN
 PLAT BOOK 2, PAGE 40, LEON
 COUNTY, FLORIDA.

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Businesses in the top right callout box:

- JO-ANN fabric and craft stores
- SHERWIN WILLIAMS
- FIVE GUYS BURGERS AND FRIES
- DOLLAR GENERAL
- Tuesday Morning
- HobbyTown USA
- VOLCANO Hot Pot
- Blissful NAIL SALON

Businesses in the middle right callout box:

- WHOLE FOODS MARKET
- BURGERFI
- ZOES KITCHEN
- francesca's COLLECTIONS
- 9ROUND 30 MIN KICKBOX FITNESS
- Peterbrooke CHOCOLATE
- SUPERCUTS
- SOUTHERN COMPASS SOUTHERN FILLS
- lululemon
- Millennium Nail & Day Spa
- fab'rik

Businesses in the middle left callout box:

- Publix
- HOPKINS' EATERY
- CVS pharmacy

Businesses in the middle left callout box:

- SONIC America's Drive-In.

Businesses in the middle left callout box:

- LIBERTY
- Lucky Goat COFFEE

Businesses in the middle left callout box:

- SAKURA

Businesses in the middle left callout box:

- SODOUGH BAKING CO TALLAHASSEE

Businesses in the middle right callout box:

- WOLFE CASSOULE

Businesses in the middle right callout box:

- 23 THE TWENTY THREE

Businesses in the middle left callout box:

- BRUEGGER'S BAKED FRESH

Businesses in the middle left callout box:

- MIDTOWN PIES

Businesses in the middle right callout box:

- Jen's
- WATER HEATER
- IZZY

Businesses in the middle left callout box:

- bellaObella ITALIAN RESTAURANT

Businesses in the middle left callout box:

- WELLS FARGO

Businesses in the middle right callout box:

- WHATABURGER

Businesses in the middle left callout box:

- deCENT PIZZA

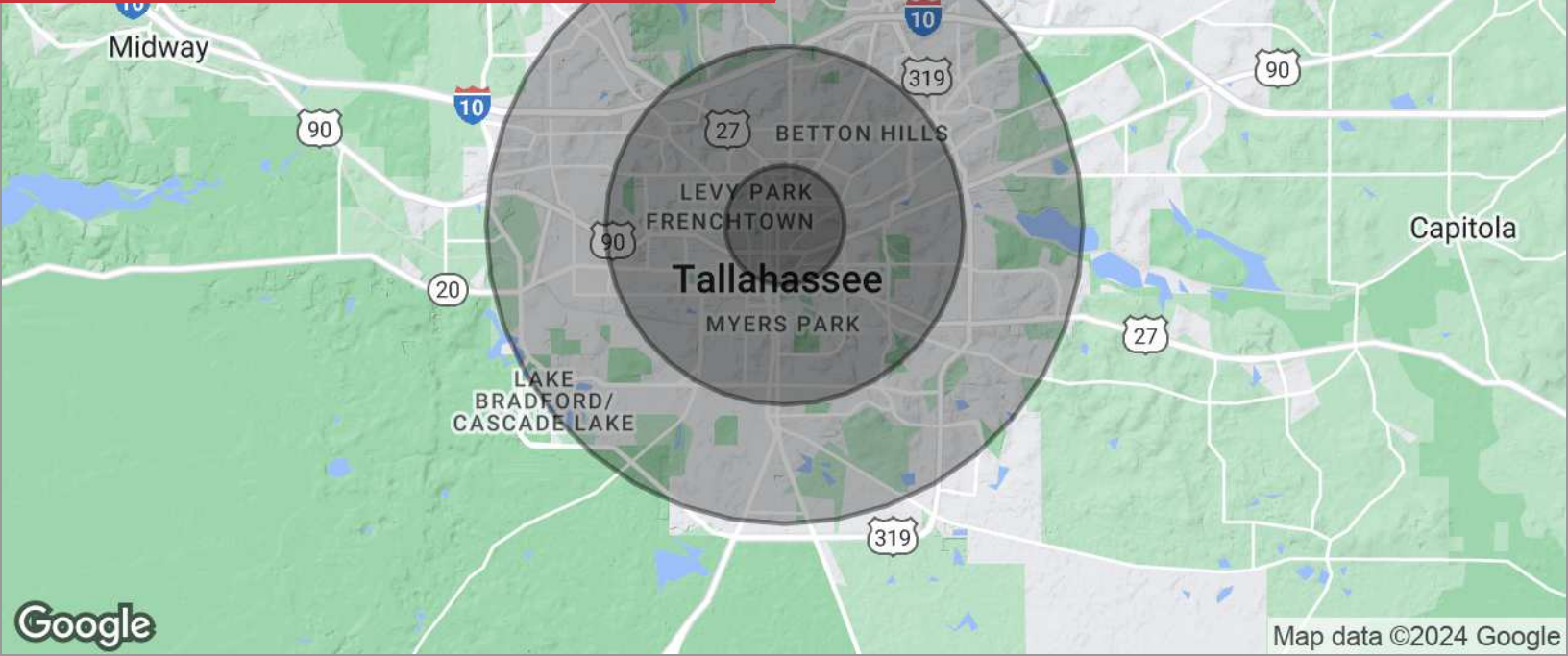
Businesses in the bottom middle callout box:

- KOOL BEANZ CAFE

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,176	93,622	174,045
Median age	34.3	28.2	29.2
Median age (male)	35.2	27.9	28.6
Median age (Female)	33.8	28.5	29.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,688	38,264	72,727
# of persons per HH	2.0	2.4	2.4
Average HH income	\$42,190	\$44,591	\$47,974
Average house value	\$281,878	\$232,746	\$214,223

* Demographic data derived from 2020 ACS - US Census