

FOR SALE

4357 Lafayette St Marianna, FL 32446

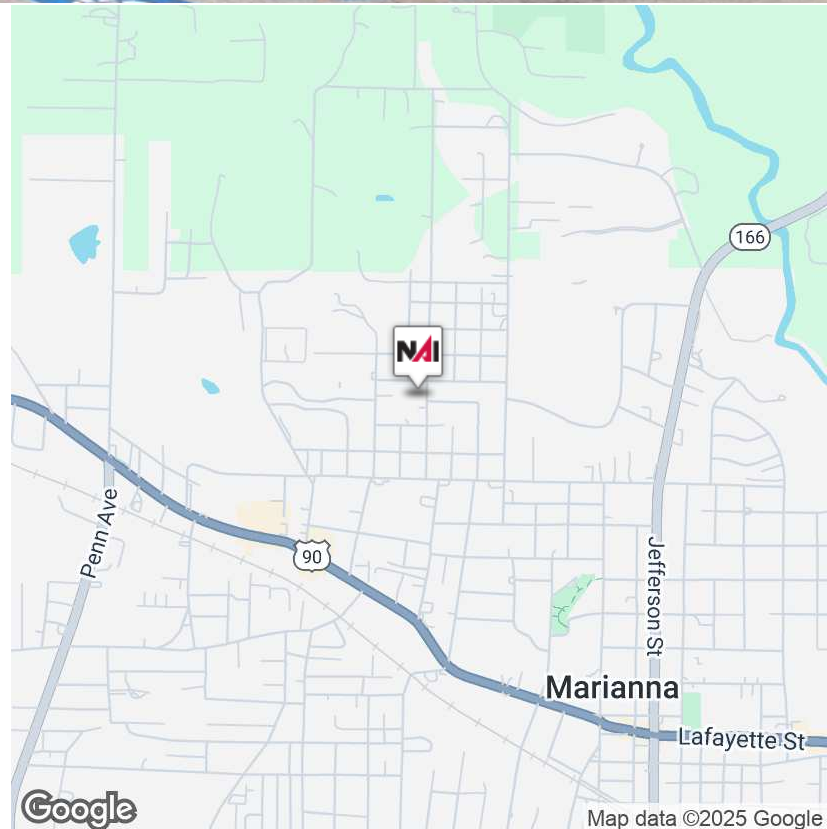
NAI TALCOR



Office | 10,900 SF

- 10,900 SF medical office building
- 100% Leased
- Located on +/- 1.42 Acres
- Located on a primary retail corridor
- Traffic Count: 20,300
- NOI: \$155,658
- CAP Rate: 7.25%

Sale Price: \$2,145,000



✉ **Patrick Jones, SIOR** ✉ **Wendy Partie**
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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.



NAI TALCOR

17216 Panama City Beach Pkwy
talcor.com

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PROPERTY OVERVIEW

This is a freestanding 2-story medical building positioned in Marianna's primary retail corridor. The property is 100% leased to Dermatology Specialist Group, Department of Education of the State of Florida, and Gulf Coast Children's Advocacy Center. This property is in excellent condition.

Dermatology Specialists is a professional team of physicians, certified physician assistants (PA-Cs), and nurses (RNs) who are trained in the medical and surgical sub-specialty of dermatology.

The Department of Education serves as the single repository of education data from school districts, state and community colleges, universities, and independent postsecondary institutions - allowing us to track student performance over time and across varying education sectors.

Gulf Coast Children's Advocacy Center has transformed the lives of victims of child abuse and sexual violence by offering a refuge for victims and their families to cope with the terrible crimes of child abuse and sexual assault while reducing the fear and further trauma that disclosure and investigation often creates.

PROPERTY DETAILS

SALE PRICE	\$2,145,000
LOT SIZE	1.42 Acres
BUILDING SIZE	10,900 SF
BUILDING CLASS	A
YEAR BUILT	2013
ZONING	DISTA- Downtown Improvement Special Treatment Area
CROSS STREETS	Lafayette St and Madison St
TRAFFIC COUNT PER DAY	20,300



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SALE PRICE

\$2,145,000

LOCATION INFORMATION

Street Address 4357 Lafayette St
City, State, Zip Marianna, FL 32446
County/Township Jackson
Cross Streets Lafayette St and Madison St

BUILDING INFORMATION

Building Size 10,900 SF
NOI \$155,658
Cap Rate 7.25%
Price / SF \$196.79
Year Built 2013
Building Class A
Occupancy % 100%
Tenancy Multiple
Number Of Floors 2
Average Floor Size 5,450 SF
Load Factor Yes
Construction Status Existing
Framing Wood Studs
Condition Excellent
Roof Asphalt shingles
Free Standing Yes
Number Of Buildings 1
Walls Wood Studs, gypsum wallboard, sealed, painted
Exterior Walls Hardie Plank/ Brick
Foundation Reinforced concrete/CMU block

PROPERTY DETAILS

Property Type Office
Property Subtype Office Building
Zoning DISTA- Downtown Improvement
Special Treatment Area
Lot Size 1.42 Acres
APN# 04-4N-10-0343-0000-0103
Lot Frontage 109
Lot Depth 556
Traffic Count 20,300
Waterfront Yes

PARKING & TRANSPORTATION

Street Parking Yes
Parking Type Surface
Parking Ratio 3.5
Number Of Spaces 38
Parking Description The property offers 38 total parking spaces, including 4 handicap spaces, or 3.5 per 1,000 square feet.

UTILITIES & AMENITIES

Security Guard Yes
Handicap Access Yes
Freight Elevator Yes
Number Of Elevators 1
Central HVAC Engineered forced air
Centrix Equipped Yes
Leed Certified Yes
Utilities Description Three phase electrical service and a closet for the electrical panels and elevator equipment.

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