

**SELLER FINANCING AVAILABLE (Favorable Terms - Call For More Info)**



## 1725 Oakhurst Avenue

Jacksonville, Florida 32208

### Property Highlights

- **Seller Financing Available (Favorable Terms – Call For More Info)**
- Great monument signage and ample parking.
- Property is ideal for medical or professional groups.
- Significant vacancy provides an investor with a great opportunity to add value by leasing out the remaining space and substantially increasing NOI.
- Currently 37% occupied, the property is ideal for an owner user who is looking to generate income from the portion of the building which is leased. Located 1.25 miles from I-95 via Edgewood Ave (17,089VPD), the property is easily accessible from Downtown Jacksonville, which is just 6 miles to the South or Nassau County to the North.

### Offering Summary

|                           |   |
|---------------------------|---|
| <b>Sale Price:</b>        | \$1,449,000                             |
| <b>Lease Rate:</b>        | \$12.00 SF/yr (NNN)                     |
| <b>Building Size:</b>     | 20,000 SF                               |
| <b>Space For Lease:</b>   | 12,550 SF                               |
| <b>Current Occupancy:</b> | 37%                                     |
| <b>Year Built:</b>        | 2005                                    |
| <b>Lot Size:</b>          | 1.98 Acres                              |
| <b>Zoning:</b>            | CCG-2                                   |
| <b>Parking:</b>           | Approximately 100 spaces<br>(5:1,000SF) |

### For More Information



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