

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

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

For More Information



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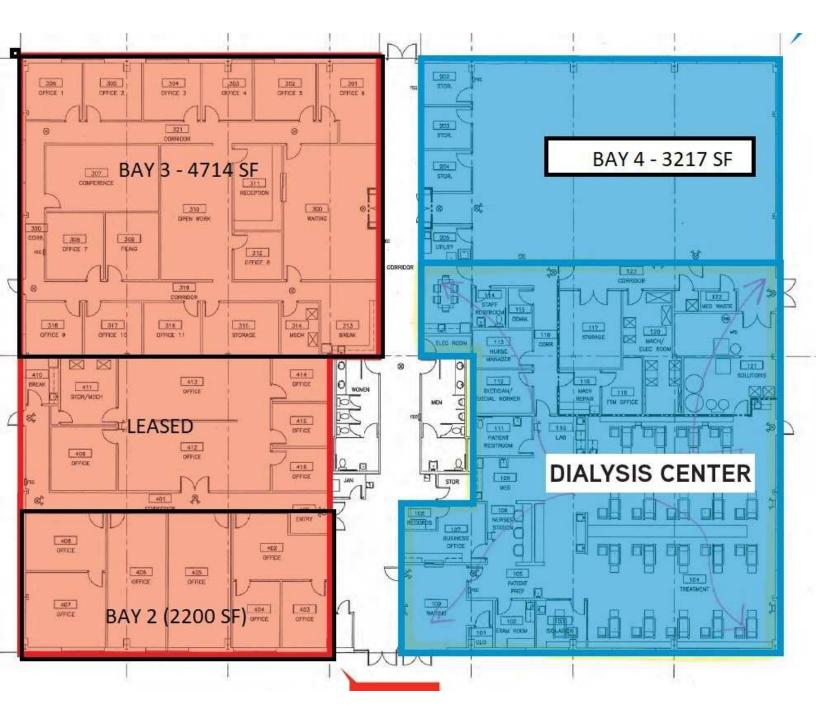
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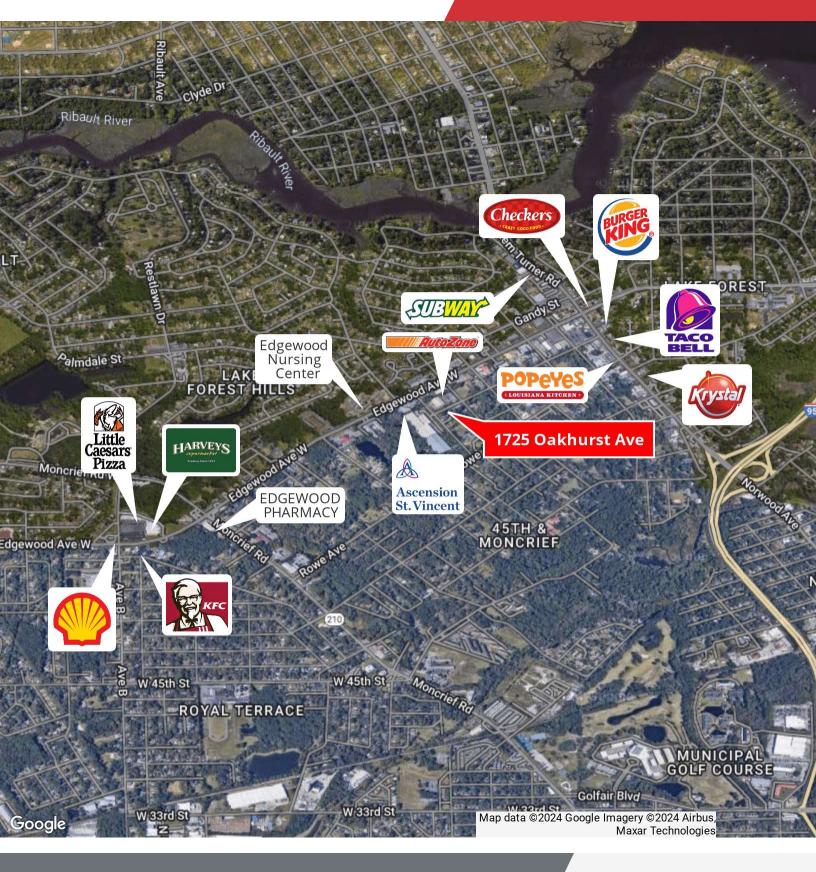
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