

6215 CLARET DRIVE JAKSONVILLE, FL 32210

FOR SALE
PRICE: \$210,000



PROPERTY HIGHLIGHTS

CO Zoning

.19 Acres

Fenced Lot

Blanding Blvd: AADT 27,500

CAP Rate: 8.02%

Welch  *Team*

KW ST. JOHNS
KELLERWILLIAMS



Courtney Smith | Ryan Cleary
904-712-3304
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OFFERING SUMMARY

Price	\$210,000
Total Lot Size	.19 acres
Property Type	Office
Proposed Use	Office/Residential
Zoning	CO
Square Footage	1,314
Parking Spaces	5
Parking Ratio	3.81
AADT	27,500



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PROPERTY DESCRIPTION

Investor opportunity on Jacksonville's Westside—this tenant-occupied commercial office property sits on 0.19 acres and offers strong cash flow with a 8.02% cap rate and one year remaining on the current lease. The building features five spacious office rooms, a welcoming reception area, full kitchen, full bathroom, and 5 dedicated parking spaces. It also has a durable metal roof replaced in 2021, offering long-term peace of mind for future owners. Zoned Commercial Office (CO), the property supports a range of professional uses, making it ideal for long-term investment or future owner occupancy. Located in a growing submarket with stable tenancy in place, this is a turnkey asset with immediate income potential. Showings by appointment only.



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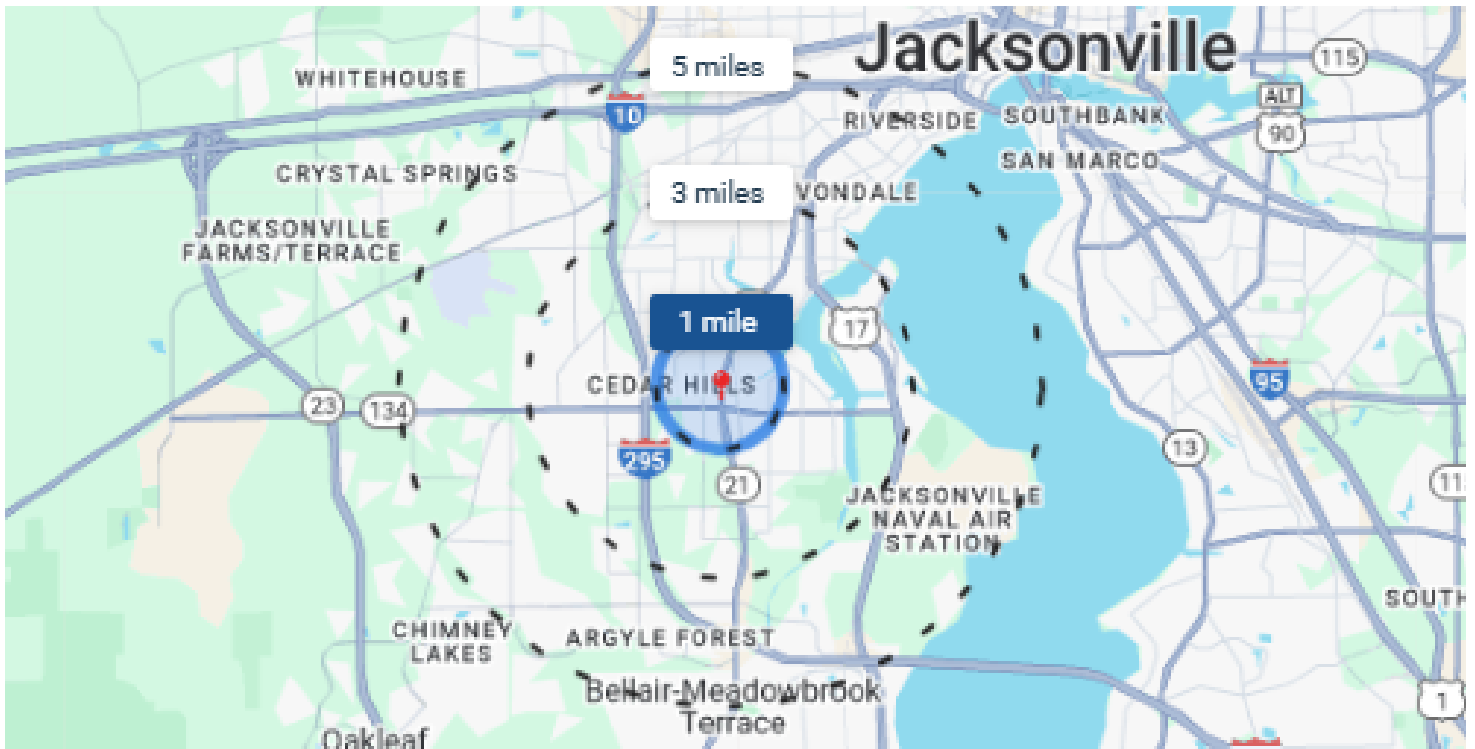
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Welch Team

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KW
COMMERCIAL





DEMOGRAPHIC INFORMATION

Household Median Income	\$53.2k
Household Income Growth Rate	31%
2028 Household Estimate	\$69.5k
Age Demographics Median Age	39
Age Growth Rate	8%
Number of Employees	19.4k
Population	24.7k



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