

SALE

949 AND 953 LANE AVENUE SOUTH

Jacksonville, FL 32205



PROPERTY DESCRIPTION

Exceptional West Jacksonville medical office buildings offered for sale, strategically positioned near retail centers and thriving business developments. Both properties feature medical build-outs yet provide flexible layouts suitable for traditional, executive, or creative office use and more.

PROPERTY HIGHLIGHTS

- Seller Financing Available!
- 949 Lane Ave S is Currently Leased through February 2026!
- Full Medical Build Out!
- Parking Available!
- Kitchenette Included!

LOCATION DESCRIPTION

Located between I-10 and Normandy Blvd. Less than a mile away from I-295.

OFFERING SUMMARY

Sale Price:	\$999,999
Building Size:	4,638 SF
Lot Size:	0.54 Acres
NOI:	\$82,800.00
Cap Rate:	8.28%

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	93	564	2,995
Total Population	230	1,399	7,673
Average HH Income	\$64,303	\$63,215	\$58,952

Eric Maimo
(904) 537-6443



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

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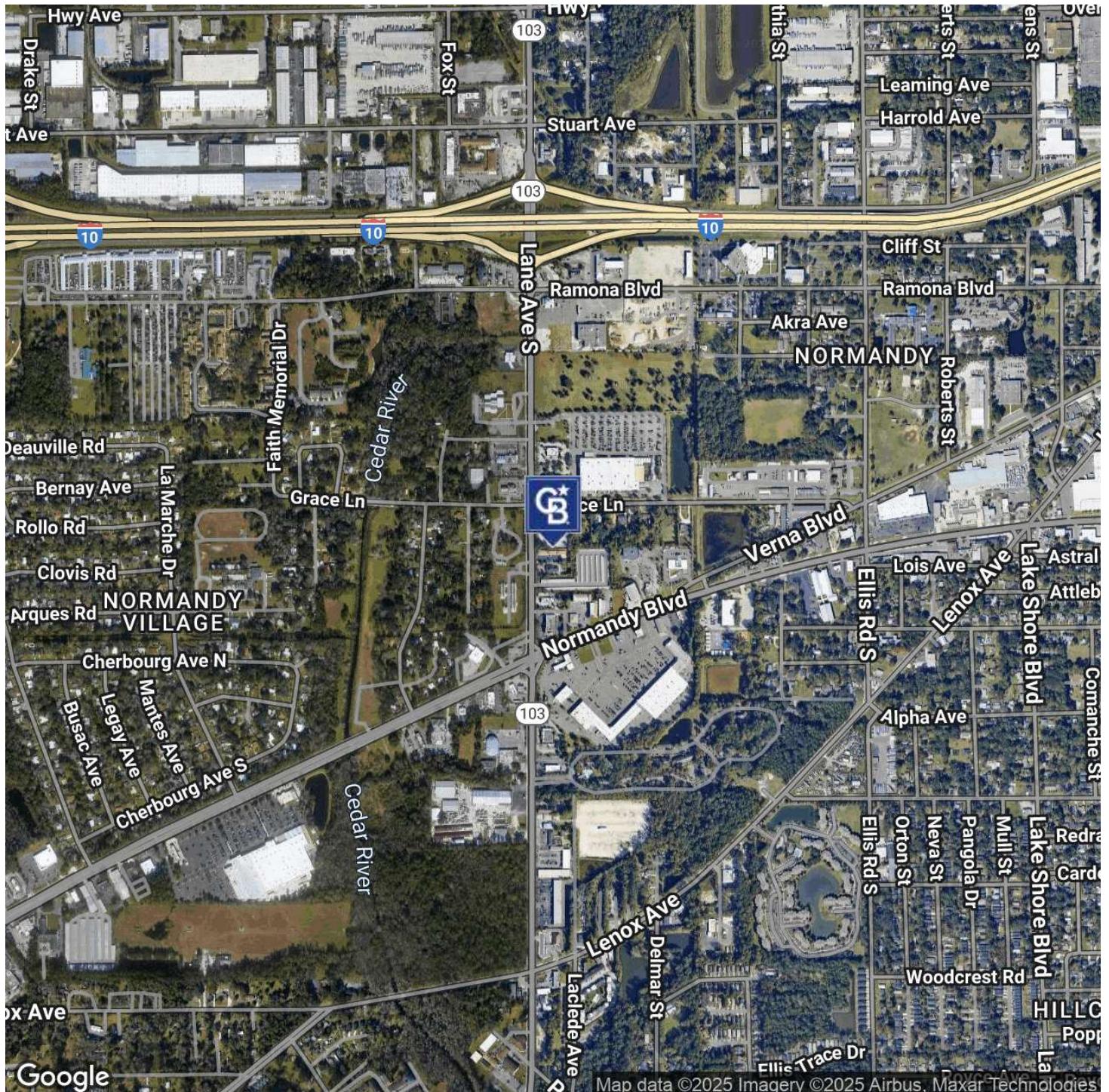


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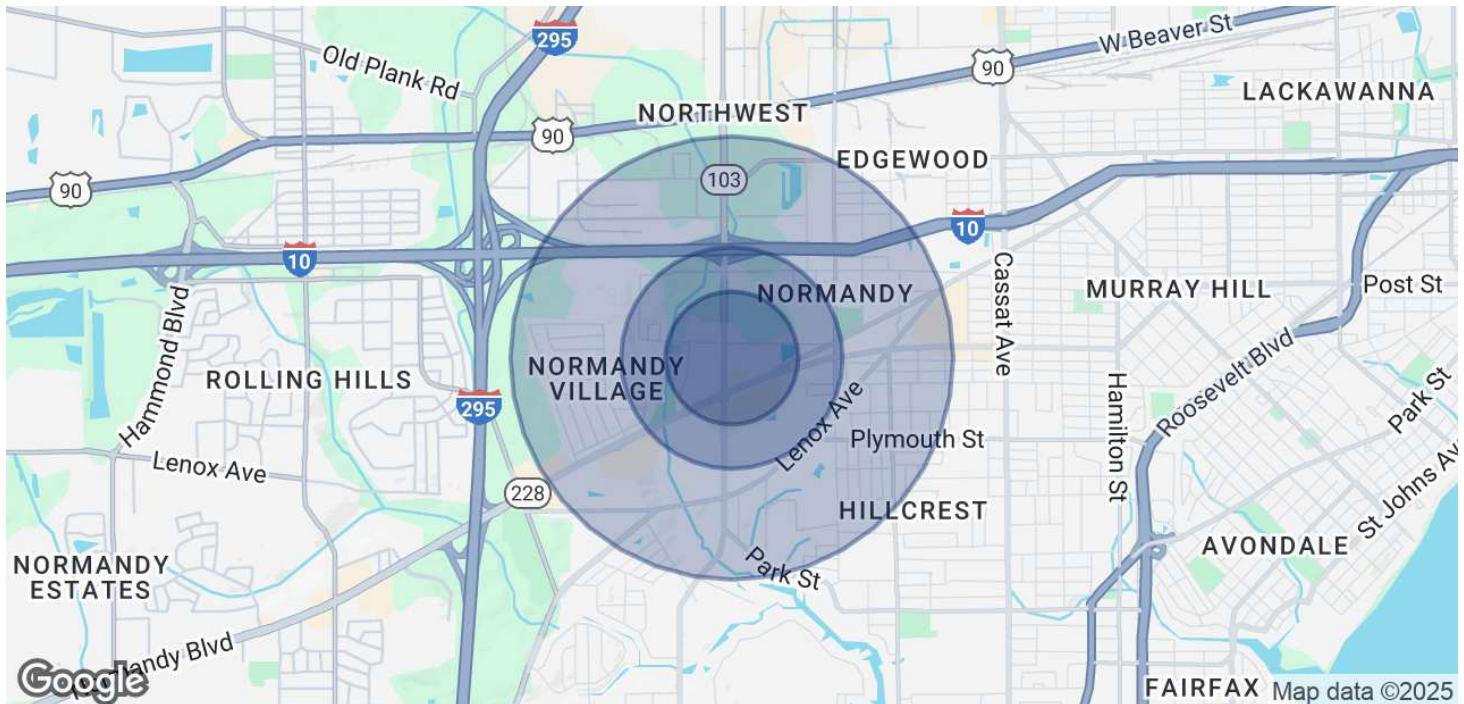


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	230	1,399	7,673
Average Age	37	37	37
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	564	2,995
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,303	\$63,215	\$58,952
Average House Value	\$154,114	\$161,895	\$188,927

* Demographic data derived from 2020 ACS - US Census

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Monthly Income	SF	Month Net	\$psf	Annual % Inc.	Lease Expiration	Options
Tenant	4638		\$ 17.85			
949 Lane Ave	2046	\$ 3,120.00	\$ 18.30	3%		
953 Lane Ave	2592	\$ 3,780.00	\$ 17.50	3%		
Total Monthly Income		\$ 6,900.00				
Yearly Expenses N/A NNN				<u>Summary</u>		
Insurance				Yearly Income	\$ 82,800.00	
RE Taxes Based on 85% of Sale				Yearly Expenses	\$ -	
Maintenance				<u>N.O.I.</u>		\$ 82,800.00
				<u>Purchase Price</u>	\$ 215.61	\$ 999,999.00
Total Expenses		\$ -		<u>Cap Rate</u>		8.28%