

SALE

3938 SUNBEAM ROAD

Jacksonville, FL 32257



PROPERTY DESCRIPTION

Gorgeous brick office structure offering commercial and office spaces is available for sale as a superb investment and owner user opportunity. Each unit is equipped with its own restroom and kitchen space. The property is conveniently situated to meet all tenants' necessities in San Jose. Ideal for a variety of small businesses. Prominent signage adorns both the front and the end facing Sunbeam Rd, ensuring visibility. The building is thoughtfully illuminated at night, providing a professional and inviting presence.

PROPERTY HIGHLIGHTS

- Seller Financing Available!
- Occupy up to Two Contiguous Units 2,275SF!
- Zoning: Commercial, Residential and Office (CRO)
- Annual Average Daily Traffic (AADT) is 21,000!
- Close to an Annual Average Daily Traffic (AADT) of 50,500!
- Signage on Sunbeam Road!

OFFERING SUMMARY

Sale Price:	\$1,199,999
Lot Size:	0.52 Acres
Building Size:	4,550 SF
NOI:	\$88,224.50
Cap Rate:	7.35%

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	706	1,808	5,663
Total Population	1,526	3,945	12,894
Average HH Income	\$75,909	\$82,512	\$100,155

Eric Maimo
(904) 537-6443



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

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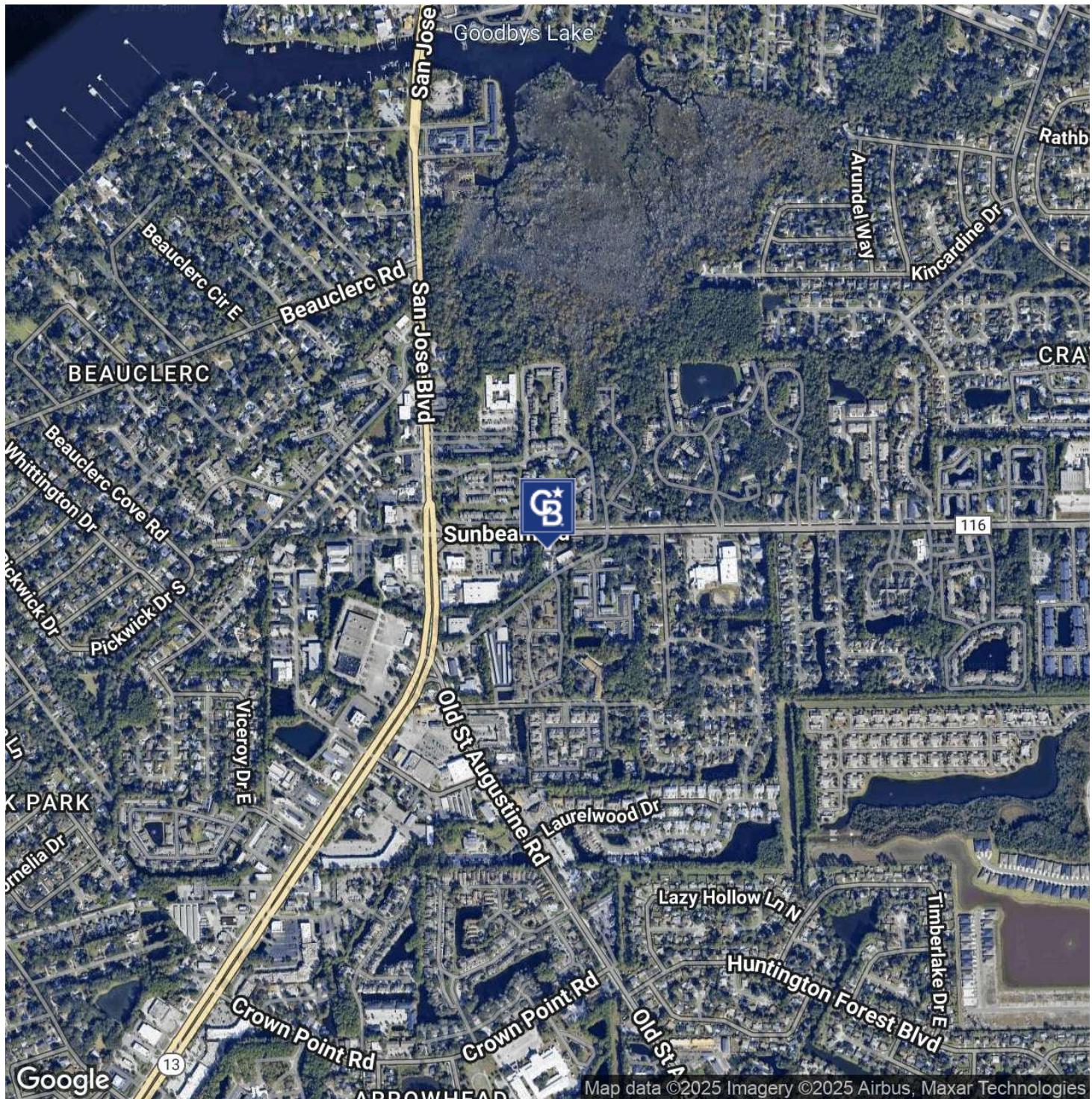


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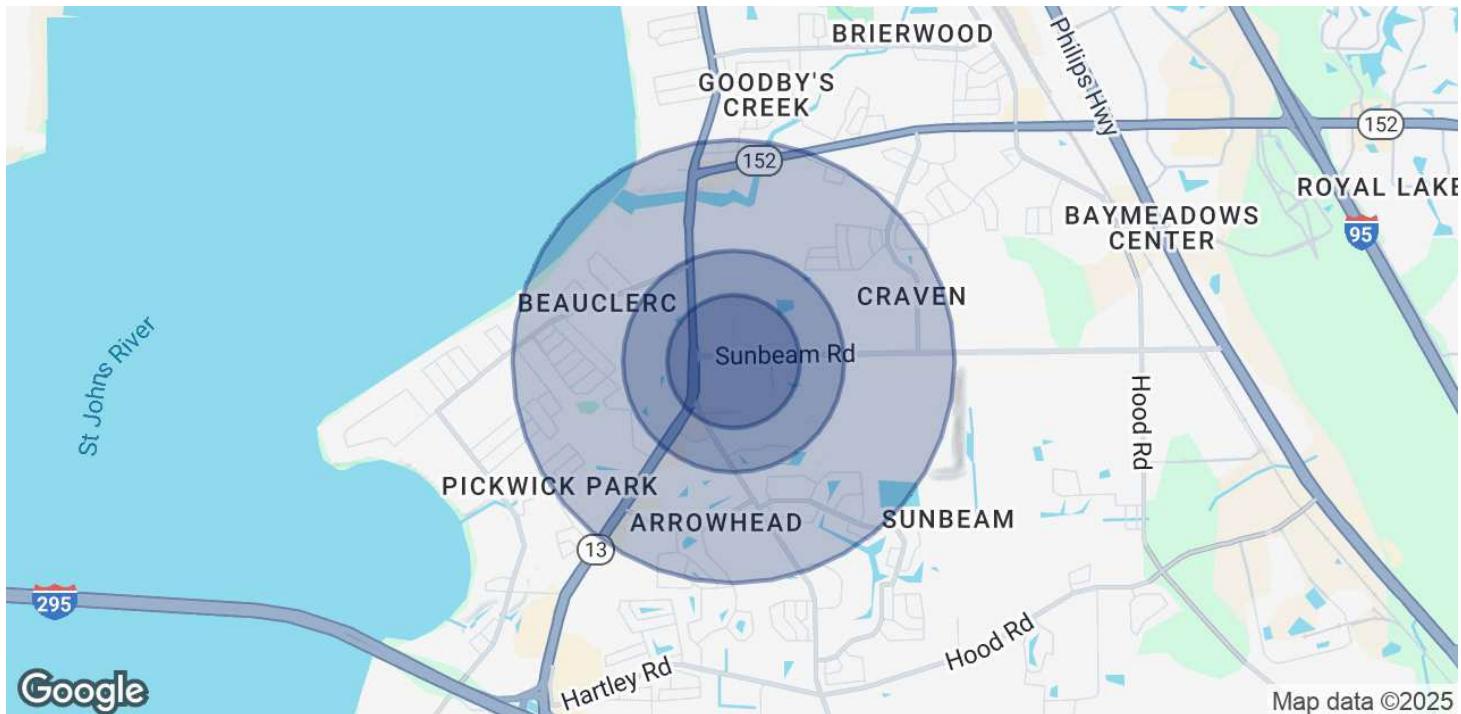


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,526	3,945	12,894
Average Age	39	41	42
Average Age (Male)	37	38	40
Average Age (Female)	41	42	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	706	1,808	5,663
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,909	\$82,512	\$100,155
Average House Value	\$255,793	\$271,636	\$311,575

Demographics data derived from AlphaMap

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Monthly Income	SF	Monthly Net	NNN psf	Annual % Inc.	Lease Expiration	Options
Tenant	4550		19.39			
Suite 1	1137.5	\$ 1,777.34	18.75	3%	Available Now	Can be vacant
Suite 2	1137.5	\$ 2,092.05	22.07	3%	Available within 60	60 day out
Suite 3	1137.5	\$ 1,705.30	17.99	3%	31-Mar-28	one 3yr
Suite 4	1137.5	\$ 1,777.34	18.75	3%	Available Now	
Total Monthly Income		\$ 7,352.04				
Yearly Expenses				Summary		
RE Taxes			\$ 8,059.73		Yearly Income	\$ 88,224.50
Association			\$ 6,338.29			
Utilities			\$ 2,252.51	<u>N.O.I.</u>		\$ 88,224.50
Insurance			\$ 4,923.53	<u>Purchase Price</u>	\$psf	\$ 1,199,999.00
Property Management			\$ 1,135.02			
Total Expenses	\$ 4.99		\$ 22,709.08	<u>Cap Rate</u>		7.35%