

806 OAK STREET GREEN COVE SPRINGS



17 Income Producing Apartments

### AN INVESTMENT WITH ADDITIONAL \$\$ POTENTIAL

This newer, well-maintained apartment building features 17 total units, including FOUR 3-bedroom, two-bathroom apartments, NINE 2-bedroom apartments with an office and two bathrooms, and FOUR 2-bedroom, one-bathroom apartments. When fully occupied, the property is projected to gross approximately \$340,000. Approval for 8 single-car garages on-site offers an additional revenue stream.

### HIGHLIGHTS TO CONSIDER

- 18,437 SF Newer Building in EXCELLENT condition!
- 2021 Building! NEWER INVESTMENT = LESS HEADACHE
- APPROVAL for 8 on-site single-car garages - ADDITIONAL revenue opportunity
- Projected Full Occupancy Gross Revenue without additional garages is already \$340,000!

### OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	17
Lot Size:	1.29 Acres
Building Size:	18,437 SF
Projected Revenue:	\$340,000
Proforma Cap Rate:	7.35%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	902	2,104
Total Population	466	2,302	5,454
Average HH Income	\$64,340	\$73,811	\$73,714

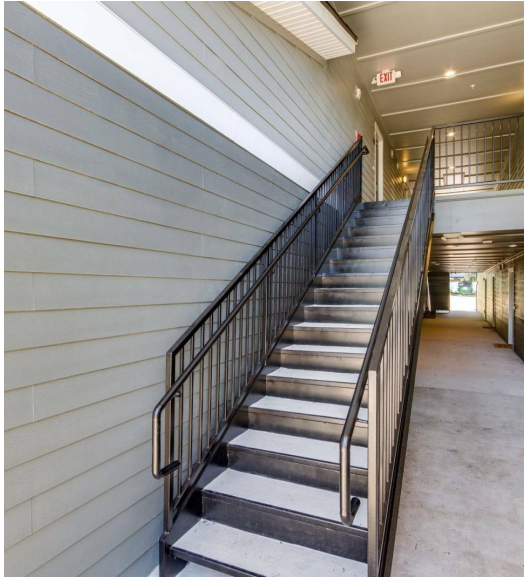
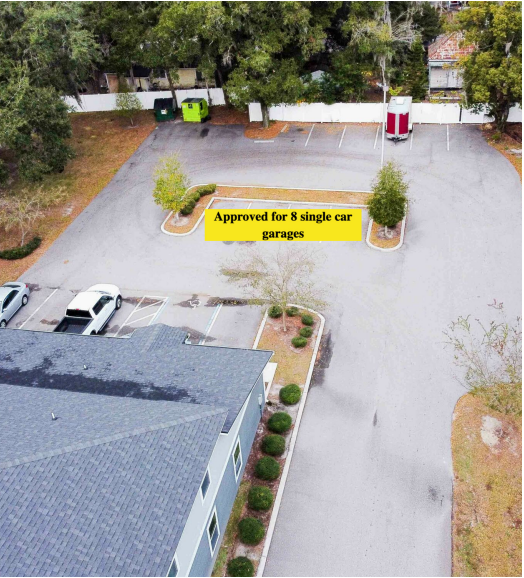
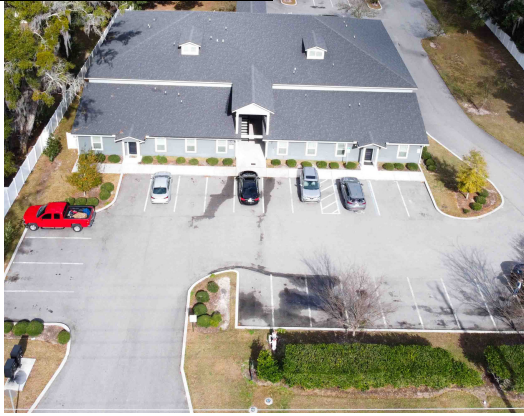
STANLEY BISHOP

904.237.2933

stan@nflrealtyadvisors.com



APPROVED TO BUILD 8 SINGLE-CAR GARAGES



STANLEY BISHOP  
904.237.2933  
stan@nffrealtyadvisors.com





806 Oak Street

VyStar  
Credit Union

WELLS  
FARGO

Roger That Wings & Things

Spring Park Coffee

Cove Plaza

STANLEY BISHOP  
904.237.2933  
stan@nfrealtyadvisors.com

