



450107, 450111, 450115

450107-450115 State Road 200, Callahan, FL 32011

Gary Anderson

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450111 State Road 200, Callahan, FL 32011

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\$1,272,500

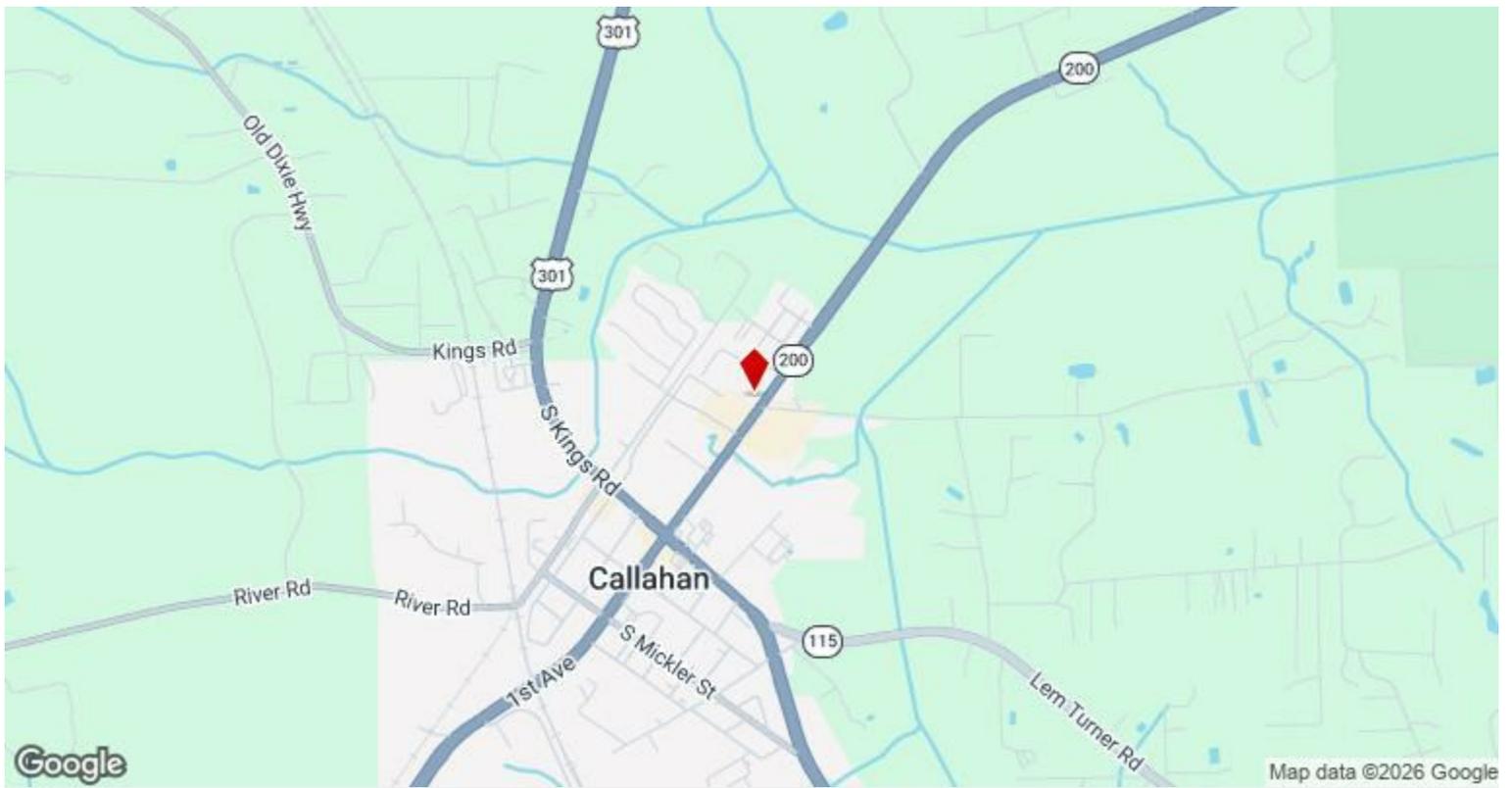
An exceptional commercial property offering 211' feet of SR200/A1A frontage and 4,050 SF of efficient, move-in-ready workspace for a variety of your business purposes.

The 2,250 SF center suite, and 900 SF end suites offer many user-occupancy options. Features include hurricane-impact windows/doors, upgraded exterior, prewiring for your alarm and security camera systems, plus gable prewiring for business signage. Neutral matching Interiors offer kitchenettes, tile floors, upgraded trim/cabinets, large covered entries. The center suite currently has 8 workspaces, including...

- Ideal for professional businesses seeking strong signage potential, ample parking, and move-in-ready space along State Road 200.
- Across a Winn-Dixie-anchored plaza and minutes from a major intersection with combined traffic counts exceeding 40,000 VPD.
- Excellent visibility and exposure in an economically growing suburb, located roughly half an hour from JAX and Downtown Jacksonville.

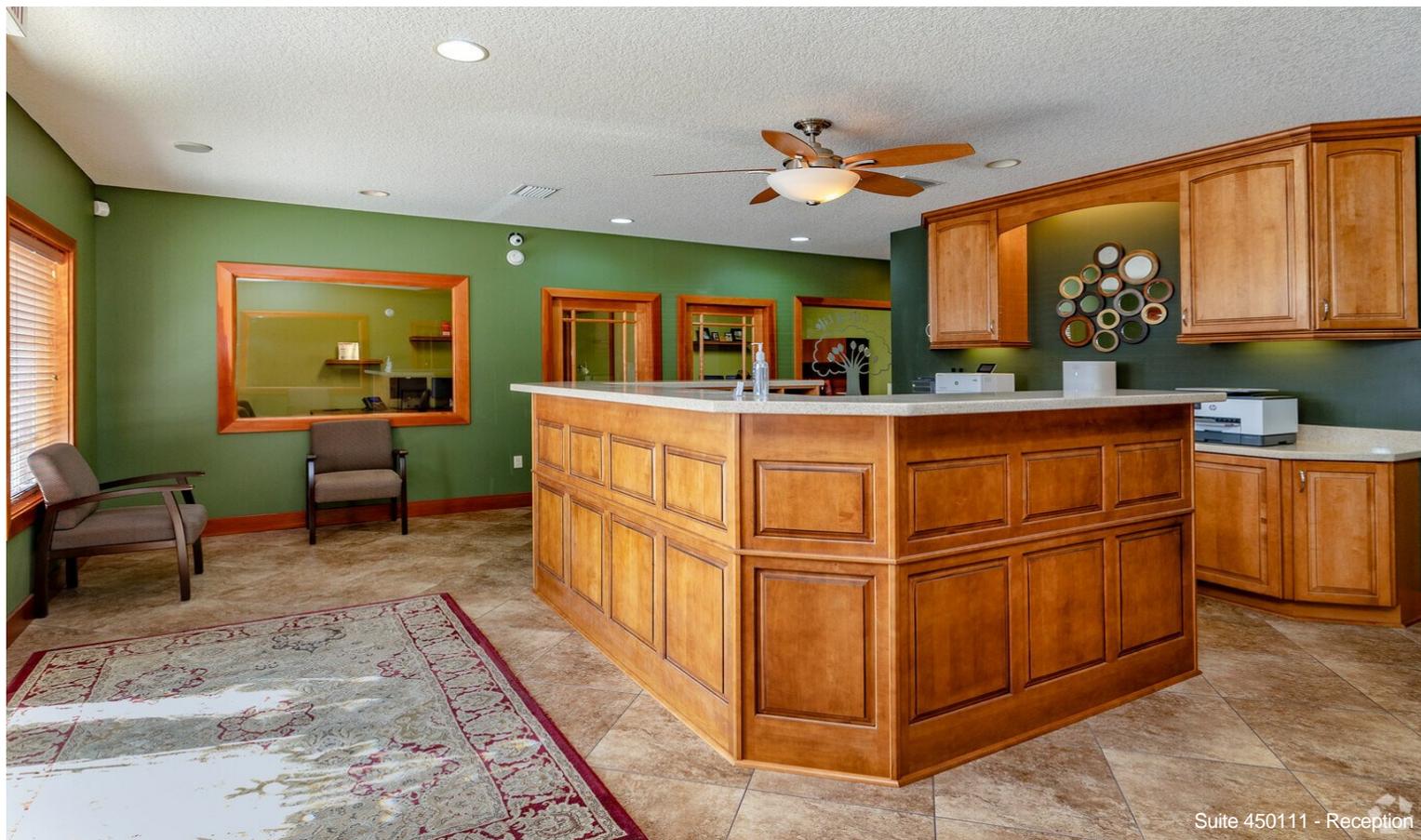


Price:	\$1,272,500
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.70 AC
Gross Building Area:	4,050 SF
Rentable Building Area:	4,050 SF
No. Stories:	1
Year Built:	2008
Tenancy:	Multi
Parking Ratio:	5.68/1,000 SF
Zoning Description:	CH
APN / Parcel ID:	29-2N-25-0000-0008-0010
Walk Score ®:	50 (Somewhat Walkable)

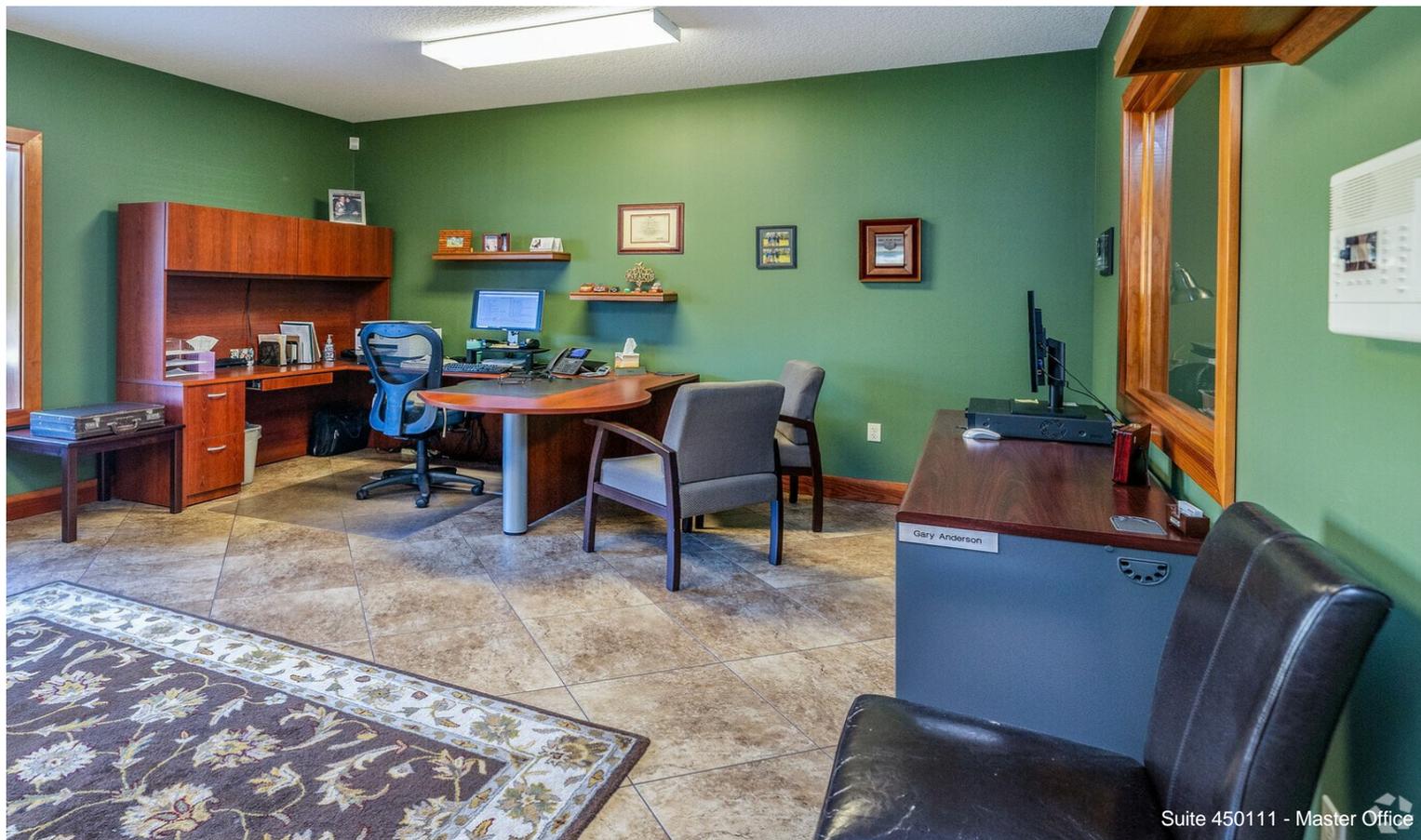


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Property Photos



Suite 450111 - Reception

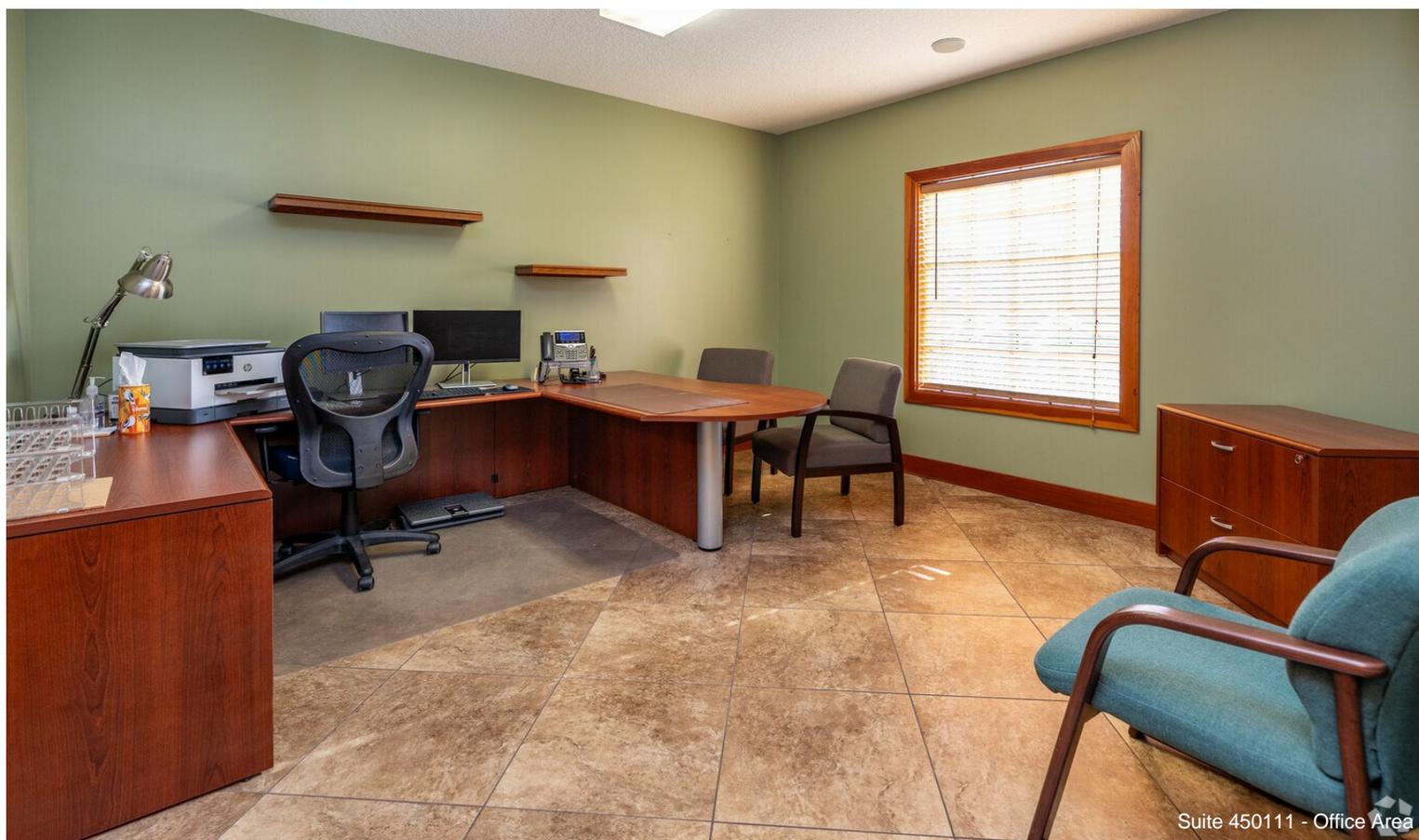


Suite 450111 - Master Office

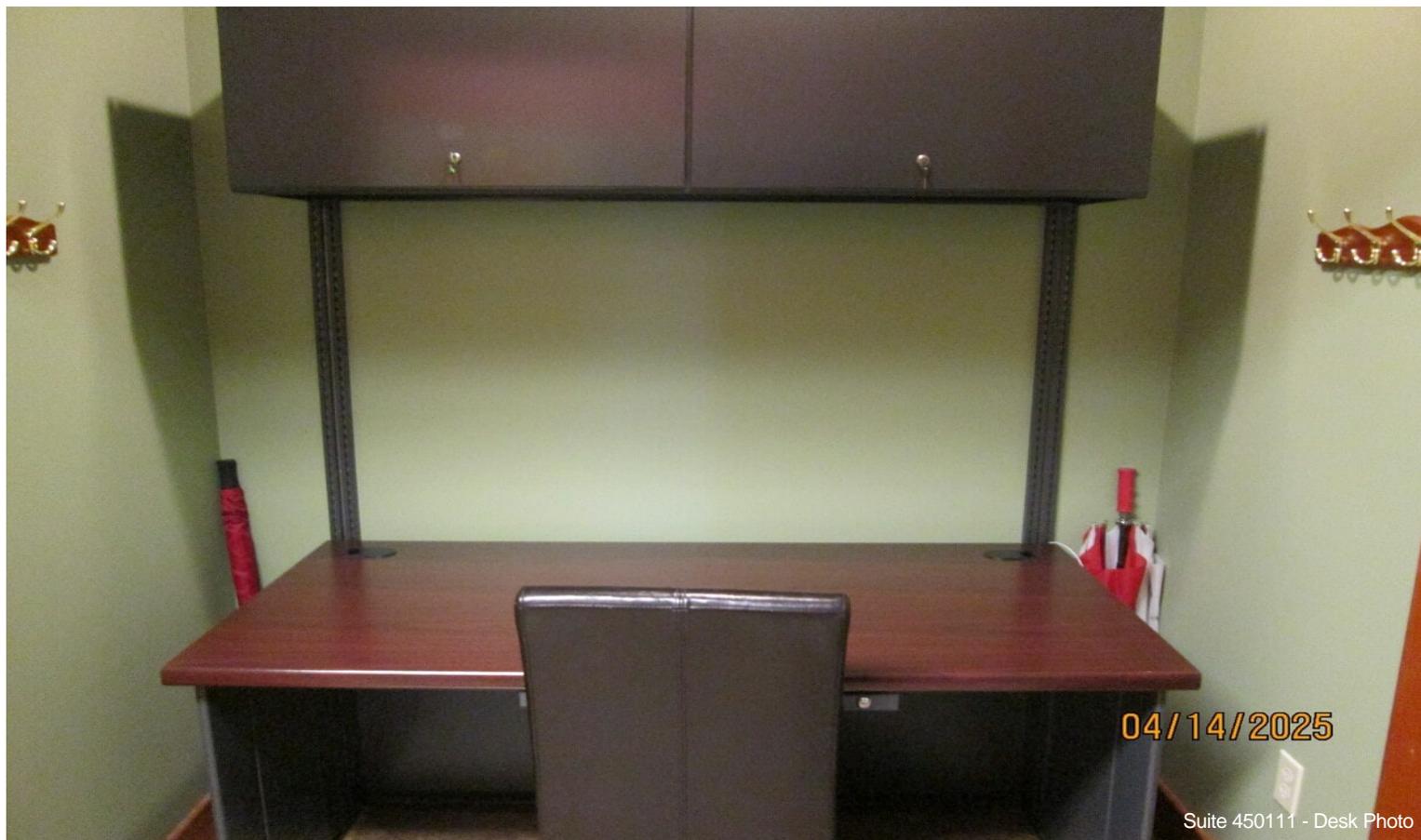
Property Photos



Property Photos



Property Photos



Suite 450111 - Desk Photo

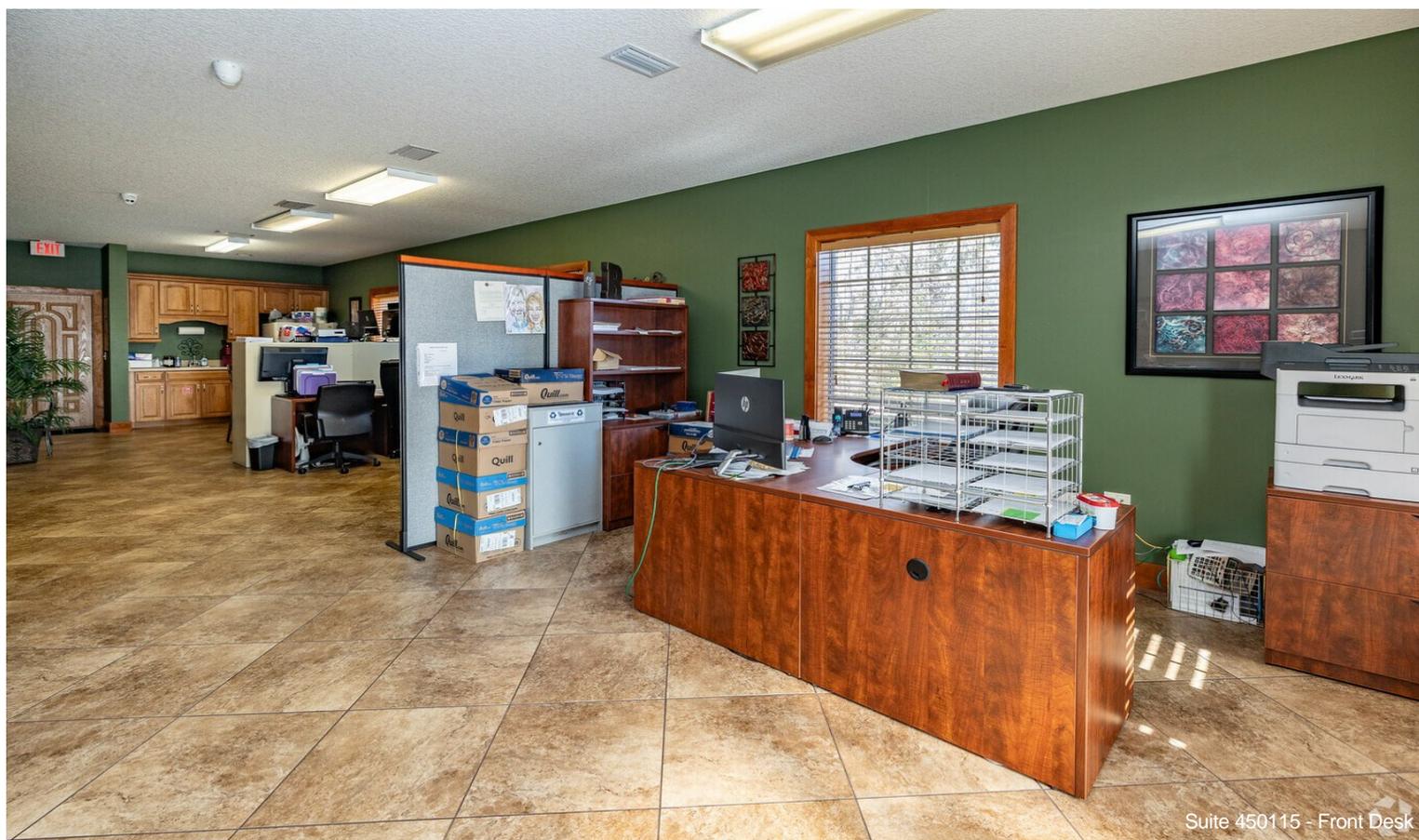


Suite 450111 - Kitchen

Property Photos

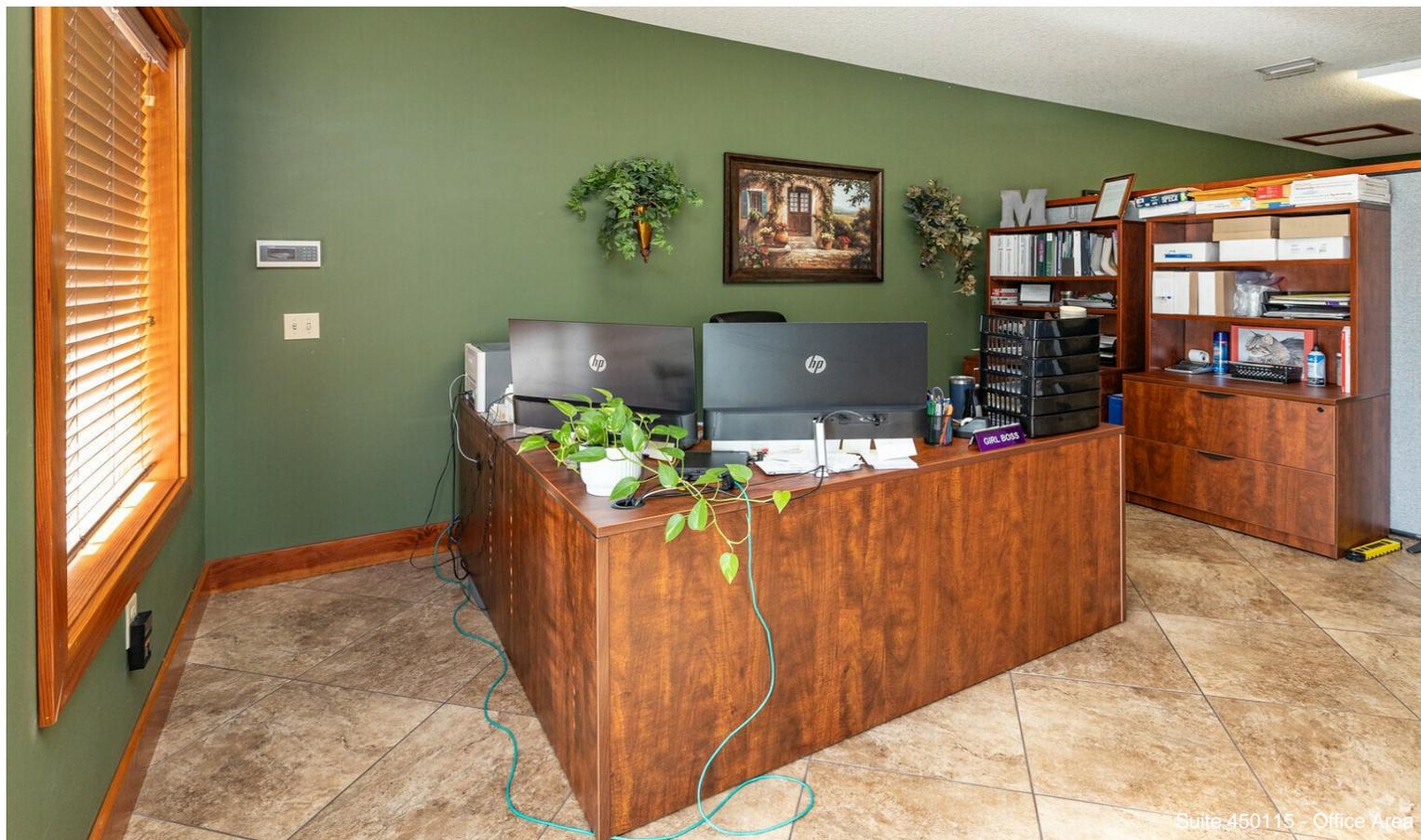


Suite 450111 - Bathroom

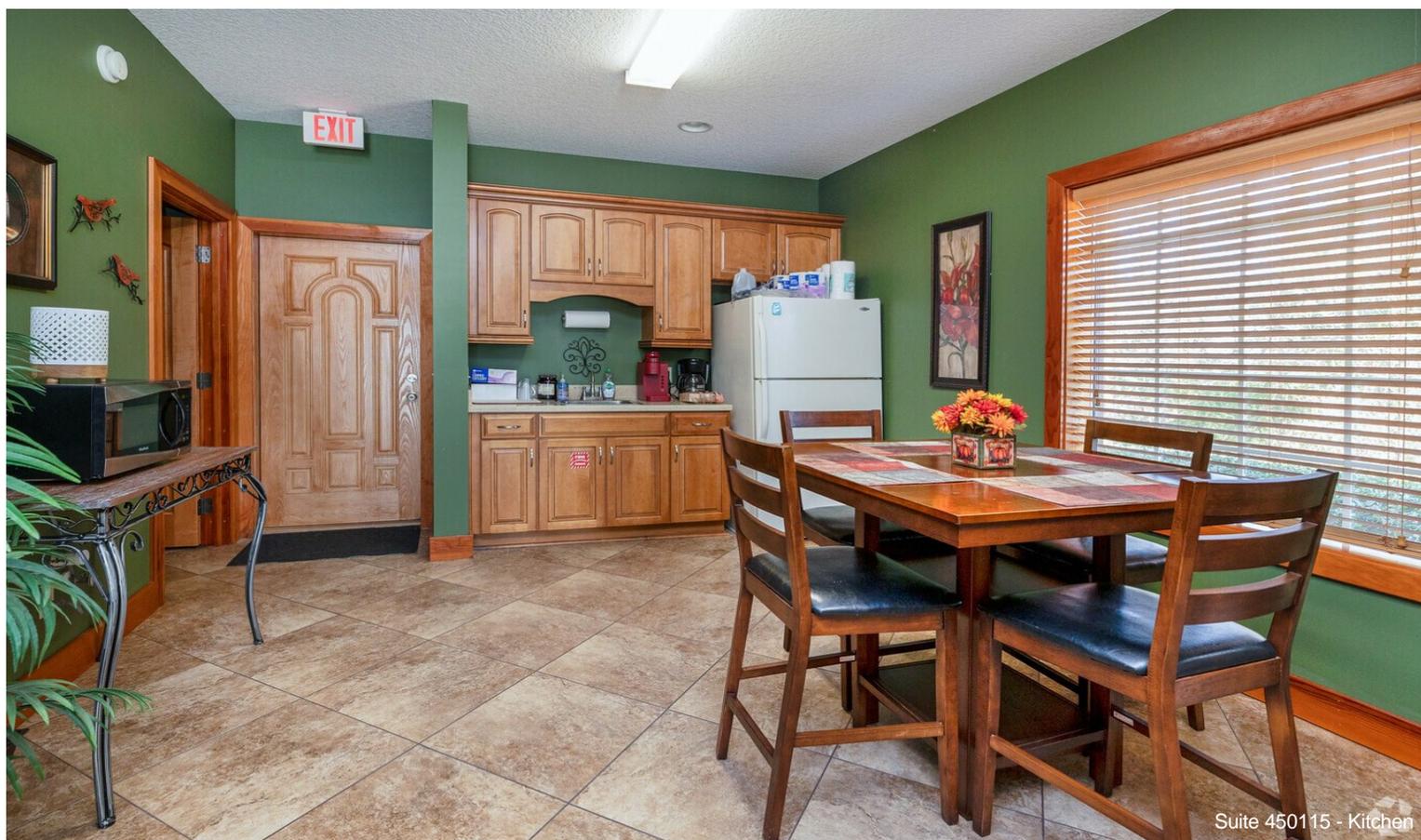


Suite 450115 - Front Desk

Property Photos

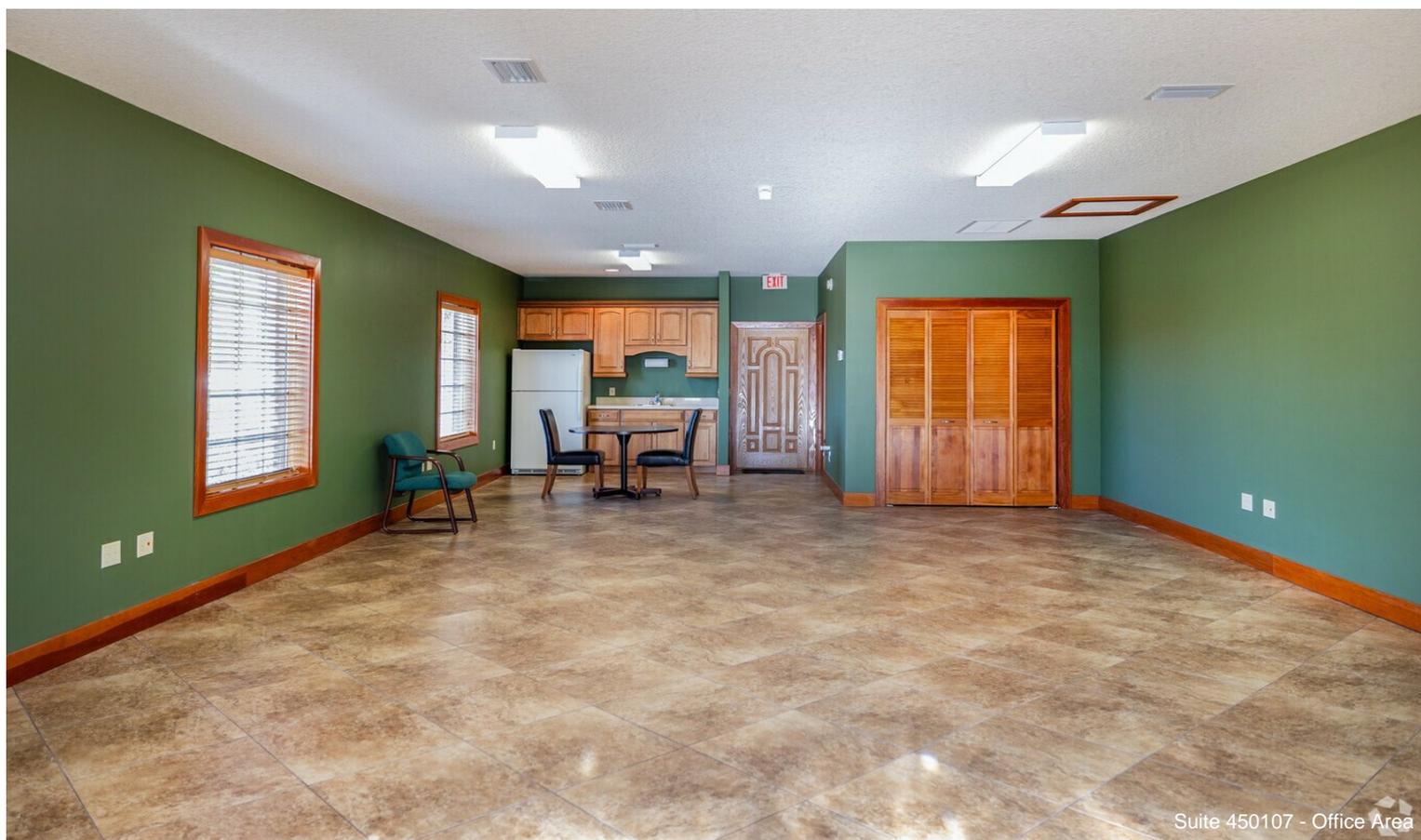


Suite 450115 - Office Area

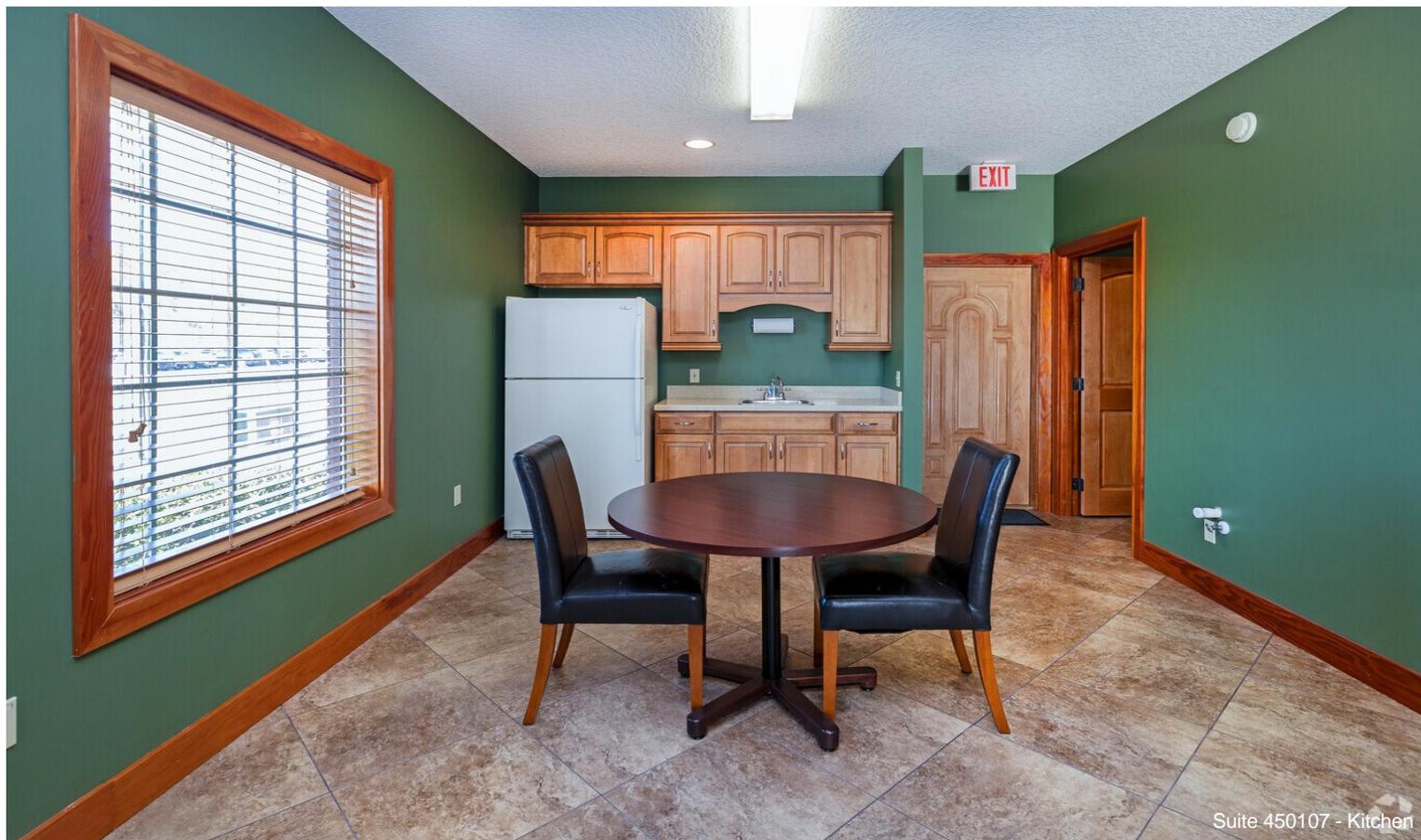


Suite 450115 - Kitchen

Property Photos



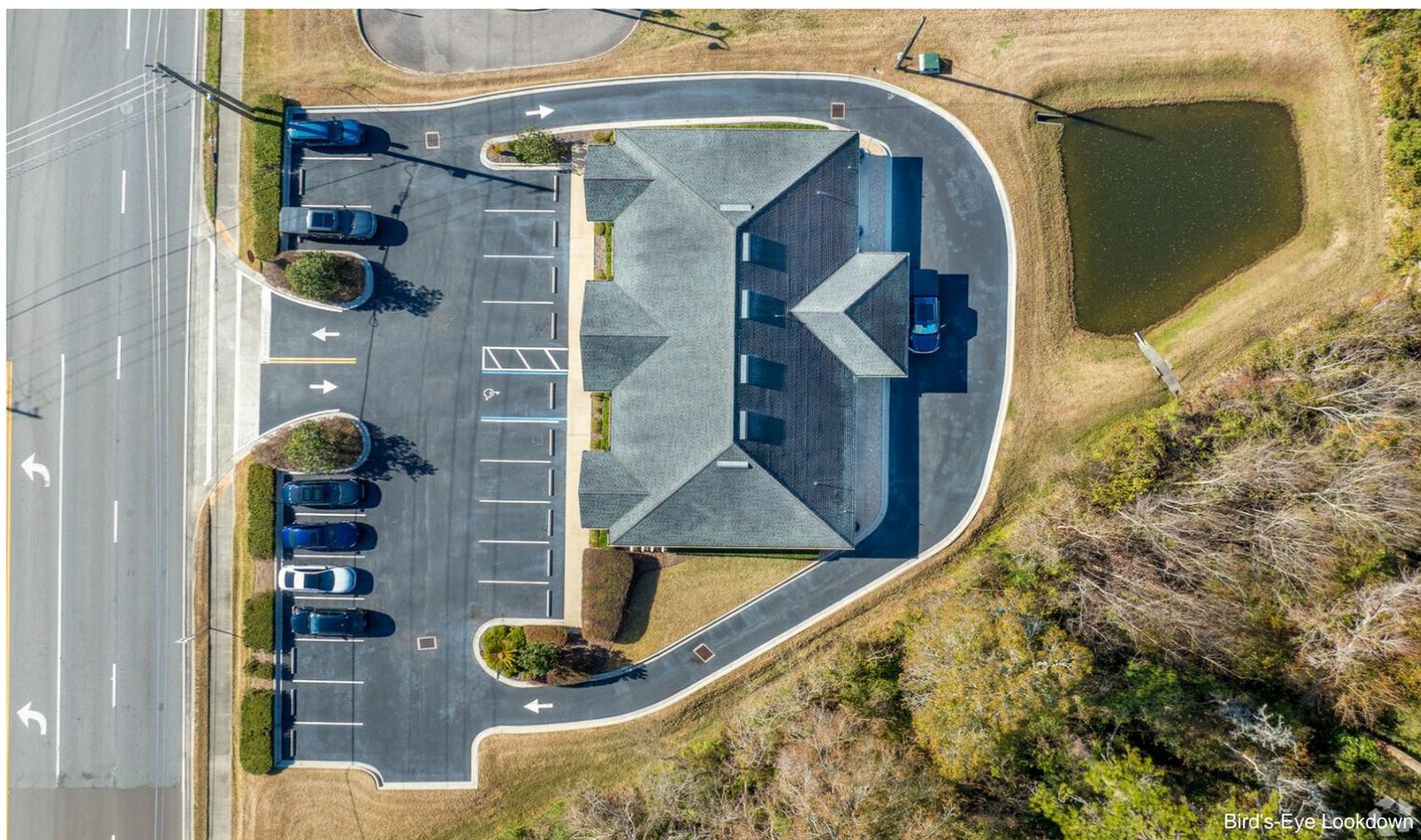
Property Photos



Property Photos



Rear of Building



Bird's-Eye Lookdown