

806 OAK STREET, GREEN COVE SPRINGS, FL.



17 Income Producing Apartments

PROPERTY DESCRIPTION

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 additional income potential, while the planned growth of 10,000 new homes within a two-mile radius underscores the property's promising long-term investment outlook.

PROPERTY HIGHLIGHTS

- -18,437 SF Newer Building
- -APPROVAL for 8 on-site single-car garages - ADDITIONAL revenue opportunity!
- -Projected Full Occupancy Gross Revenue without additional garages is ALREADY over \$340,00 annually!

OFFERING SUMMARY

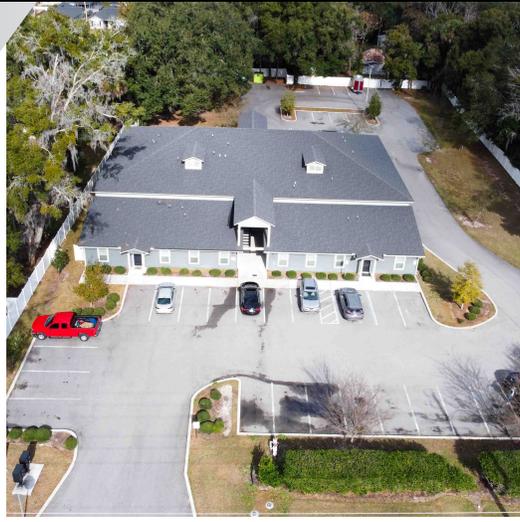
Sale Price:	\$3,250,000
Number of Units:	17
Lot Size:	1.29 Acres
Building Size:	18,437 SF
NOI:	\$731.00

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

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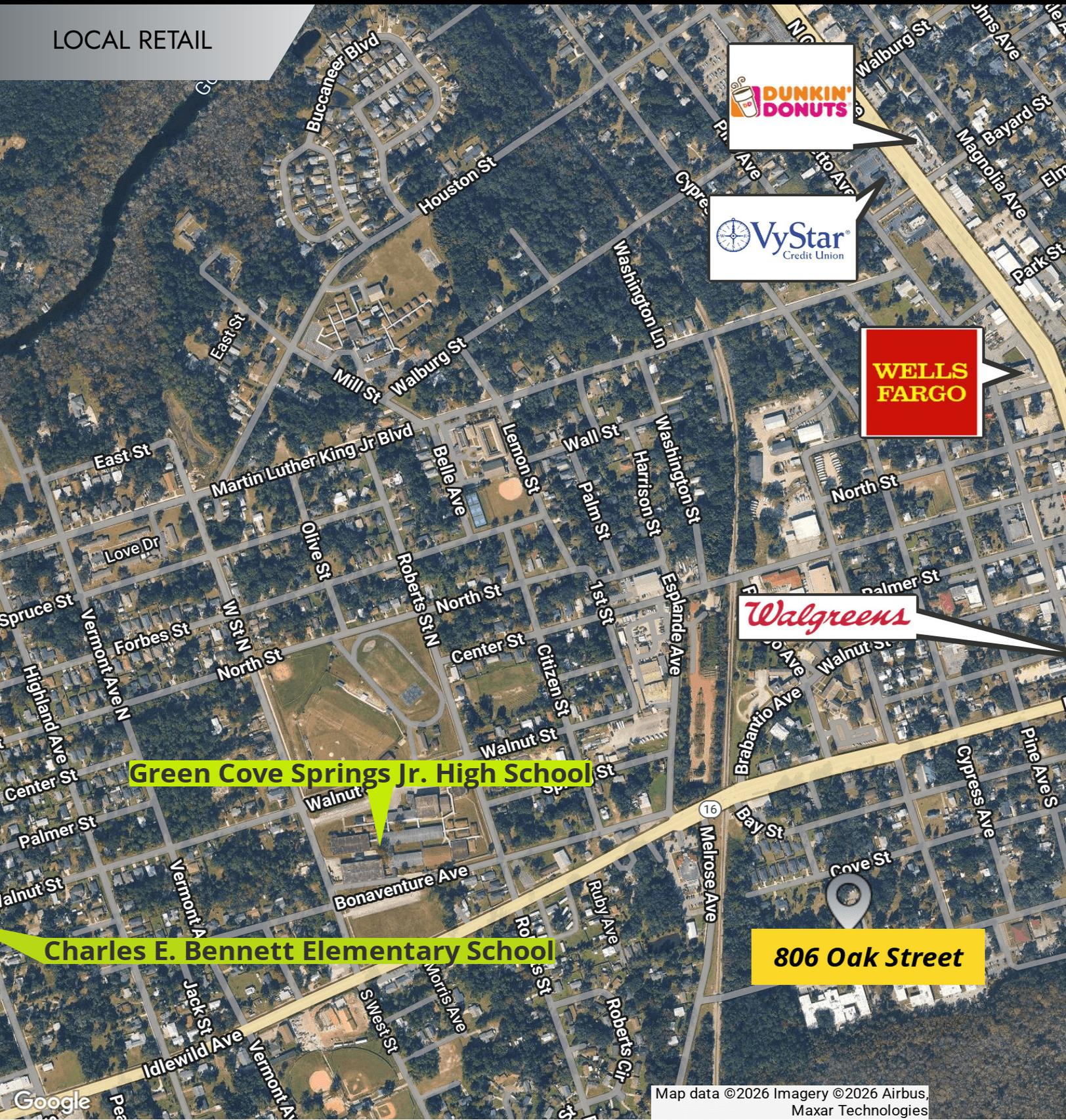
PROPERTY PHOTOS



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LOCAL RETAIL



Green Cove Springs Jr. High School

Charles E. Bennett Elementary School

806 Oak Street

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