



Unit 503

10250 Normandy Blvd, Jacksonville, FL 32221



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Unit 503

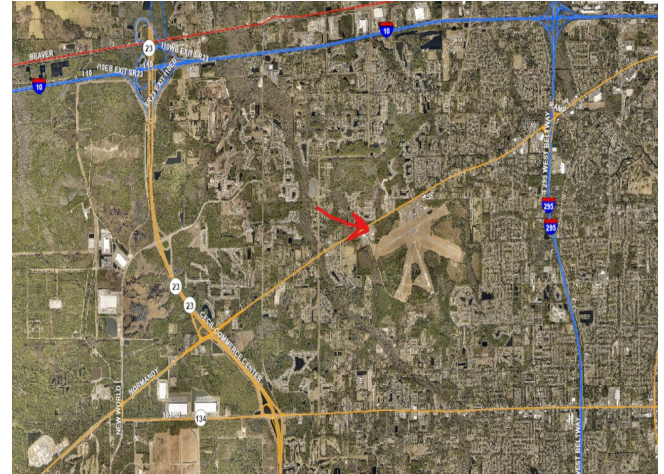
\$119,900

OWNER/USER SAYS SELL! Very well maintained and nicely renovated office condo. Currently operated as an insurance business. In a great, highly occupied office park, this 990 sf unit has beautiful LVT floors, a kitchenette/break area, three demised offices and a reception waiting area. Easily accessible attic storage! HVAC only two years old! Owner will sell furnished except for personal items. These units go fast in this complex. This one is move-in ready! Seller occupied (not a tenant) so please do not show property without a confirmed appointment. PRICED CLOSE TO TAX VALUE!!

PROFORMA NOI is \$10,131 per year based on \$16 psf per month on a Modified Gross Lease with Landlord paying HOA (\$300 per month) and estimated property taxes. That's better than an 8.4% CAP RATE. Higher if triple-net.

05-3S-25E...

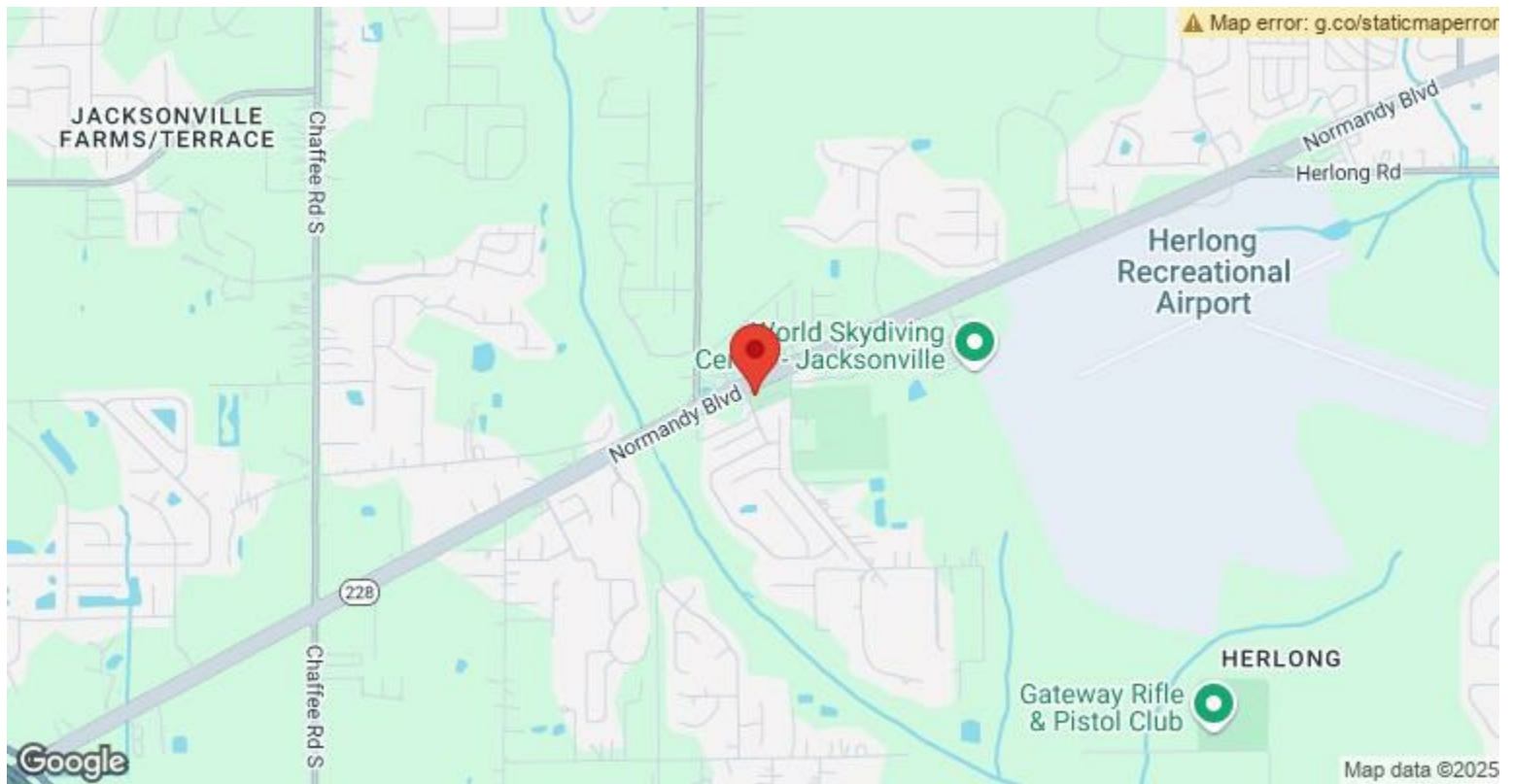
- Nicely Renovated
- Close to Herlong Center/Airport
- Ample Parking - Low Vacancies in Complet



Price:	\$119,900
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	2.54 AC
Gross Building Area:	7,665 SF
Rentable Building Area:	992 SF
No. Stories:	1
Year Built:	2006
Tenancy:	Single
Parking Ratio:	4.03/1,000 SF
Zoning Description:	PUD
APN / Parcel ID:	012758-0554
Walk Score ®:	19 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Allstate Insurance Company	-	
Brightway Insurance	-	
Family Medical Center Normandy	-	
Farah Financial Group Llc	-	
Well-Done Home Care	-	



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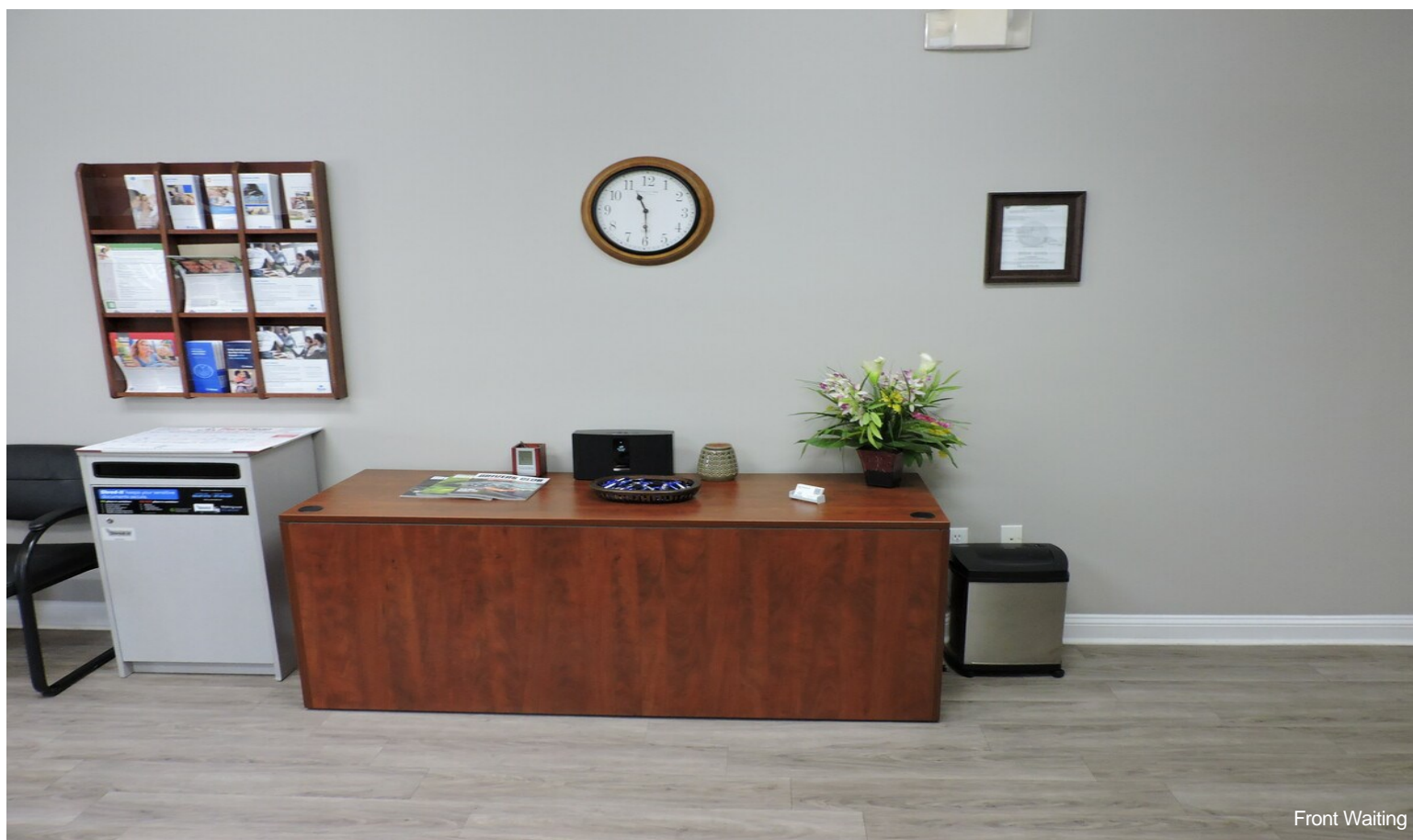
Property Photos



Property Photos



Back Office to Front

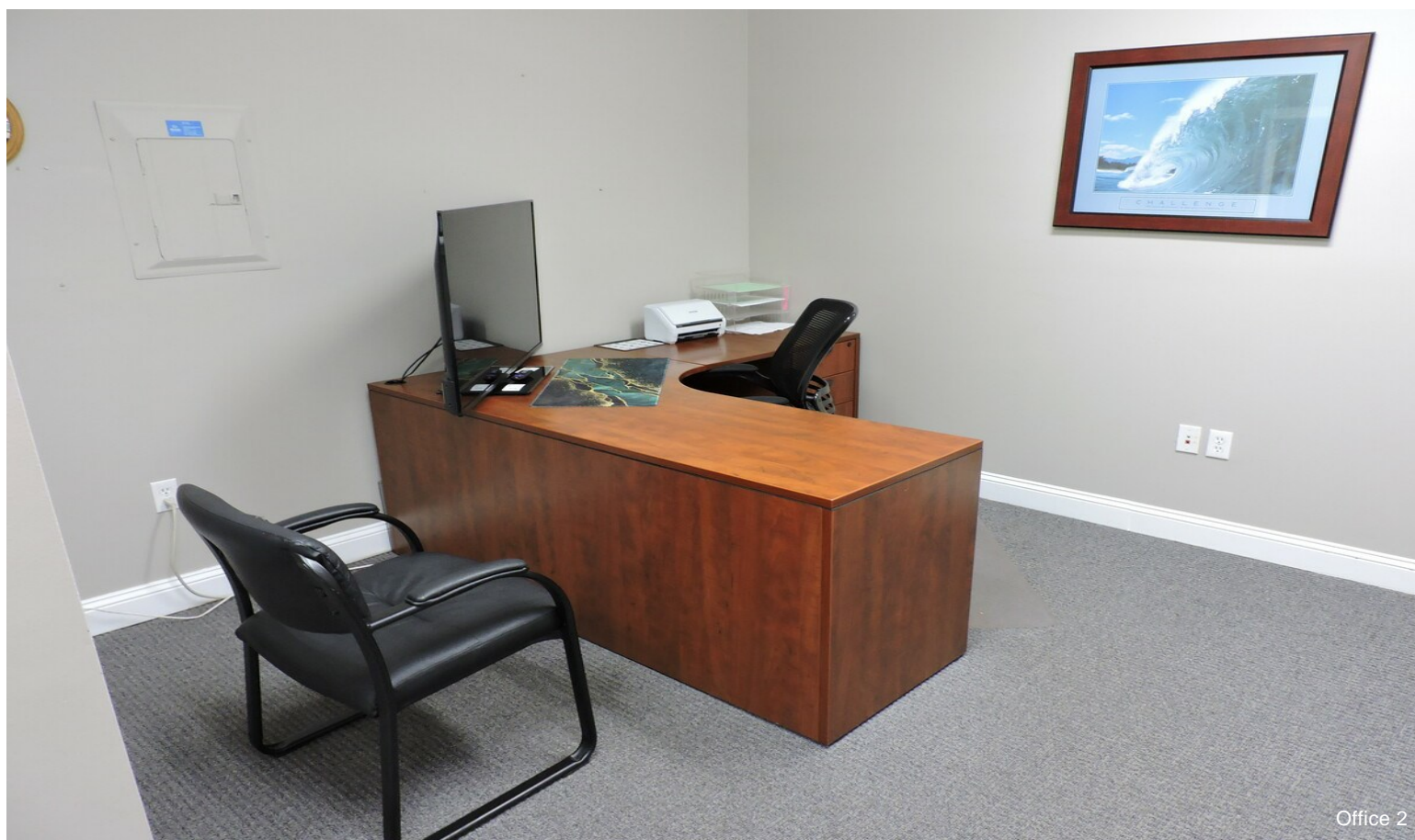


Front Waiting

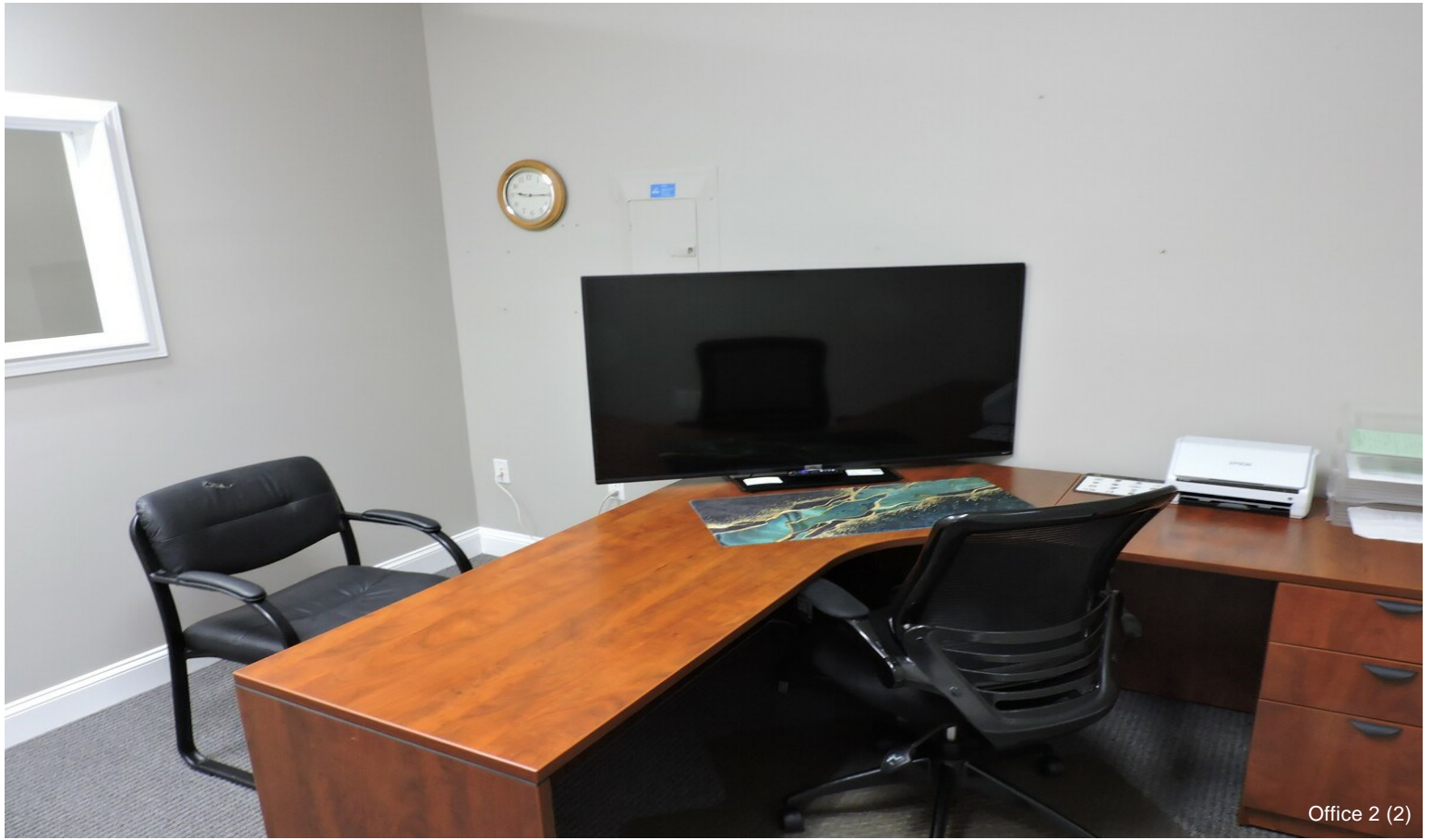
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Bathroom (1)



Bathroom (2)

Property Photos



Kitchenette



East Entry

Property Photos



Front Entry View



Front of Building

Property Photos



Property Photos



More Parking



Normandy (Main Hwy)

Property Photos



West Entry at Maple Grove



West Entry from Maple Grove

Property Photos

