

# AVAILABLE FOR SALE

1702 OHIO AVENUE | LIVE OAK, FL 32064

# PRICE

# \$2.39M



**CAP Rate**

**5.01%**

**2,300**

**SF**


**NNN**

**LEASE**

## PROPERTY HIGHLIGHTS

- **MainStreet Urgent Care was built in 2023**
- **14 Years Remain on Triple Net Lease with Zero Landlord Responsibilities**
- **10% rent increases every five years during the base term and options**
- **The Lease is guaranteed by Rural Urgent Care, LLC, the parent entity of the +60-unit network doing business as MainStreet Urgent Care**
- **Live Oak is a well-positioned, northern Florida market equidistant from both Tallahassee and Jacksonville, FL**

**ERIC NUR | BROKER**

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**AMERICAN REALTY NETWORK LLC**

The Information is deemed to be reliable, but is not guaranteed.