



## 1725 Oakhurst Avenue

Jacksonville, Florida 32208

### Property Highlights

- Great monument signage and ample parking.
- Property is ideal for medical or professional groups.
- Significant vacancy provides an investor with a great opportunity to add value by leasing out the remaining space and substantially increasing NOI.
- Currently 37% occupied, the property is ideal for an owner user who is looking to generate income from the portion of the building which is leased.
- Located 1.25 miles from I-95 via Edgewood Ave (17,089VPD), the property is easily accessible from Downtown Jacksonville, which is just 6 miles to the South or Nassau County to the North.

### Offering Summary

<b>Sale Price:</b>	\$1,249,000
<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Building Size:</b>	20,000 SF
<b>Space For Lease:</b>	12,550 SF
<b>Current Occupancy:</b>	37%
<b>Year Built:</b>	2005
<b>Lot Size:</b>	1.98 Acres

### For More Information



**Daniel Burkhardt, SIOR, CCIM**

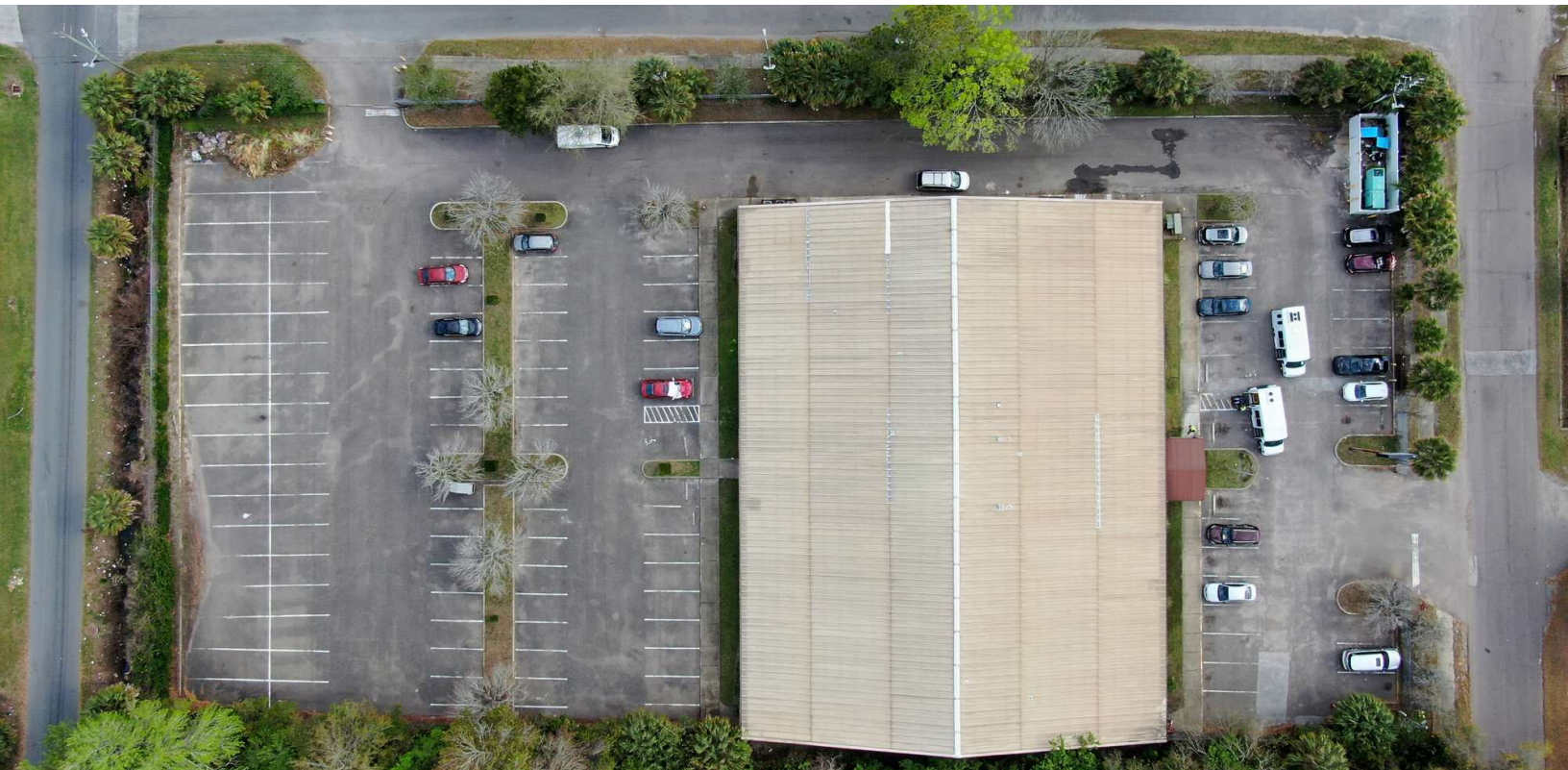
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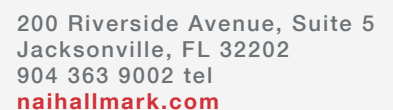




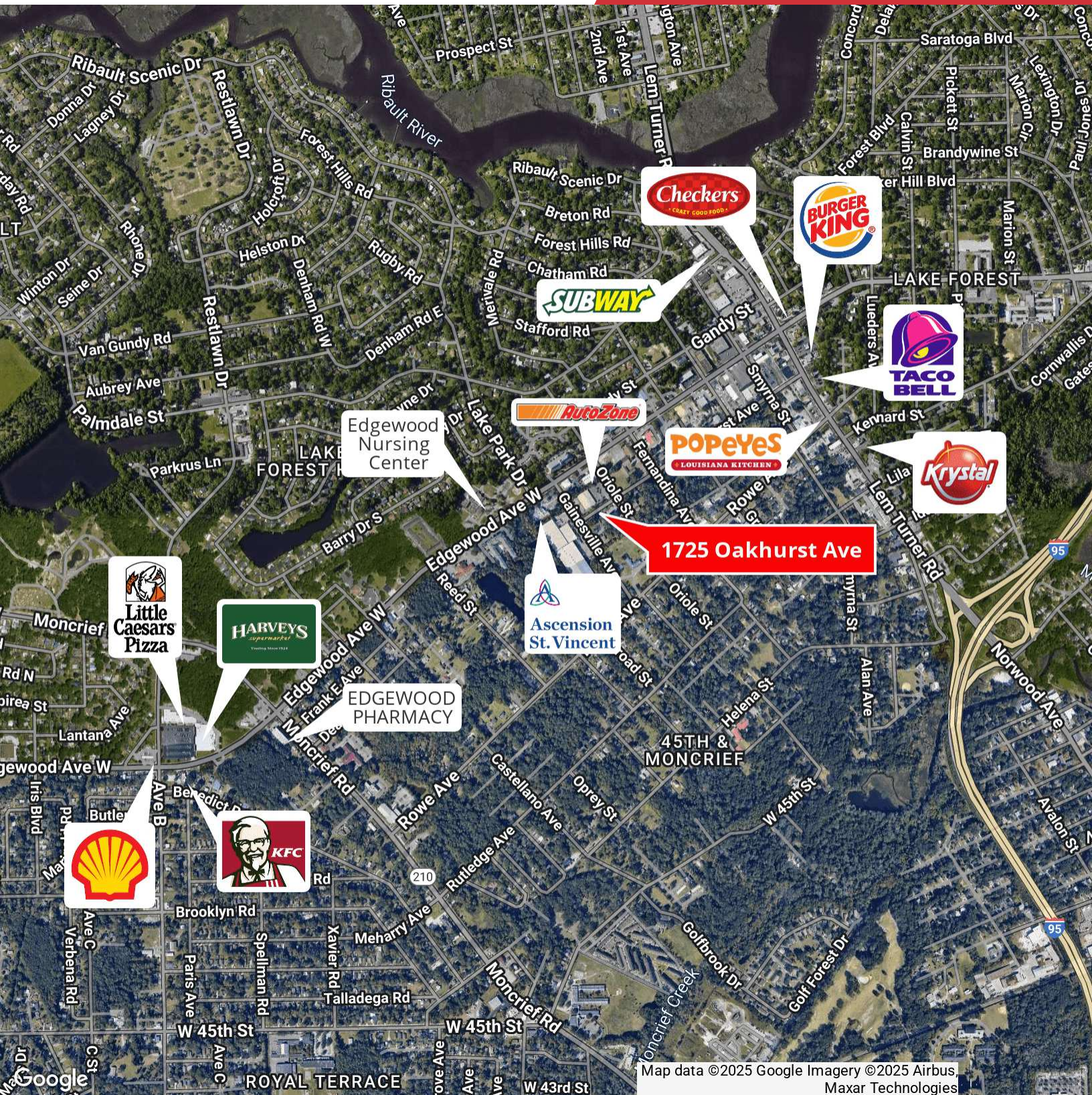












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