



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

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

For More Information



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