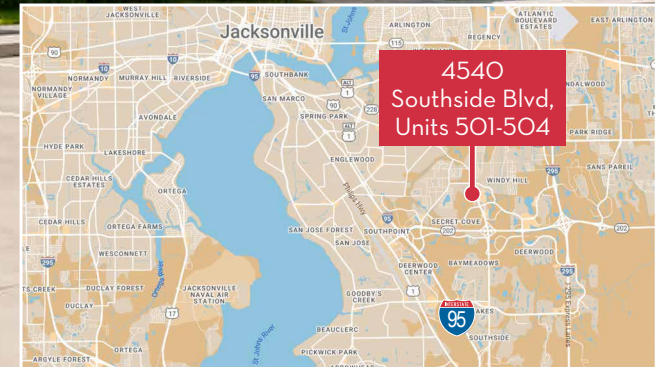


4540 Southside Boulevard
Units 501-504
Jacksonville, Florida 32216

FOR SALE \$1,395,000
4,732 Total Square Feet
Multi-Tenant Office Condo Building

PRIME USER BUYER / INVESTOR VALUE ADD OPPORTUNITY



DANIEL BURKHARDT
Partner, Investment Sales
+1 904.404.4455
db@naihallmark.com



CALEB NOBLE
Senior Associate
+1 352.213.1995
cn@naihallmark.com

200 Riverside Avenue, Suite 5
Jacksonville, Florida 32202
+1 904 363 9002
naihallmark.com



4540 SOUTHSIDE BOULEVARD, UNITS 501-504, JACKSONVILLE, FL

NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire 4540 Southside Boulevard, Units 501-504, Jacksonville, Florida 32216 (the "Property"). The Property consists of a single-story, multi-tenant office condominium building within Southside Professional Center. The Property, built in 1996, is currently 25% occupied, offering investors and owner-users alike a rare opportunity to acquire well-located office condominiums in one of Jacksonville's most established professional corridors. The Property's central location, less than one mile from J. Turner Butler Boulevard and I-95, provides convenient access to the Jacksonville MSA's major transportation arteries.

PROPERTY DETAILS

Address	4540 Southside Boulevard, Units 501-504 Jacksonville, FL 32216	
Asking Price	\$1,395,000	
Number of Buildings	One (1)	
Number of Units	Four (4)	
Number of Floors	One (1)	
Tax Real Estate Numbers	(i) 147981-2006 (501) (ii) 147981-2008 (502) (iii) 147981-2010 (503) (iv) 147981-2012 (504)	
Year Built	1996	
Building Area - 4,732 SF	Unit 501	1,174 SF
	Unit 502	1,192 SF*
	Unit 503	1,192 SF
	Unit 504	1,174 SF
Zoning	PUD	
Roof	Atlas Signature Shingle Roof, Installed 2017 15-Year Primary Warranty 50-Year Limited Warranty	
HVAC - Four Units	2009: 3.5-Ton (Payne) 2009: 5-Ton (York) 2019: 2-Ton (Grand Aire) 2020: 4-Ton (Trane)	
Current Occupancy	25%	
Association	Association operates with monthly dues of approximately \$225/Unit, allocated based on each Unit's fractional pro rata share of Common Expenses as set forth in the Declaration. The Association is responsible for maintaining, repairing, and replacing all Common Elements, while each Unit Owner is responsible for their own Unit.	

**This unit also includes second-floor space that is not included in the stated square footage.*

UNIT LAYOUT

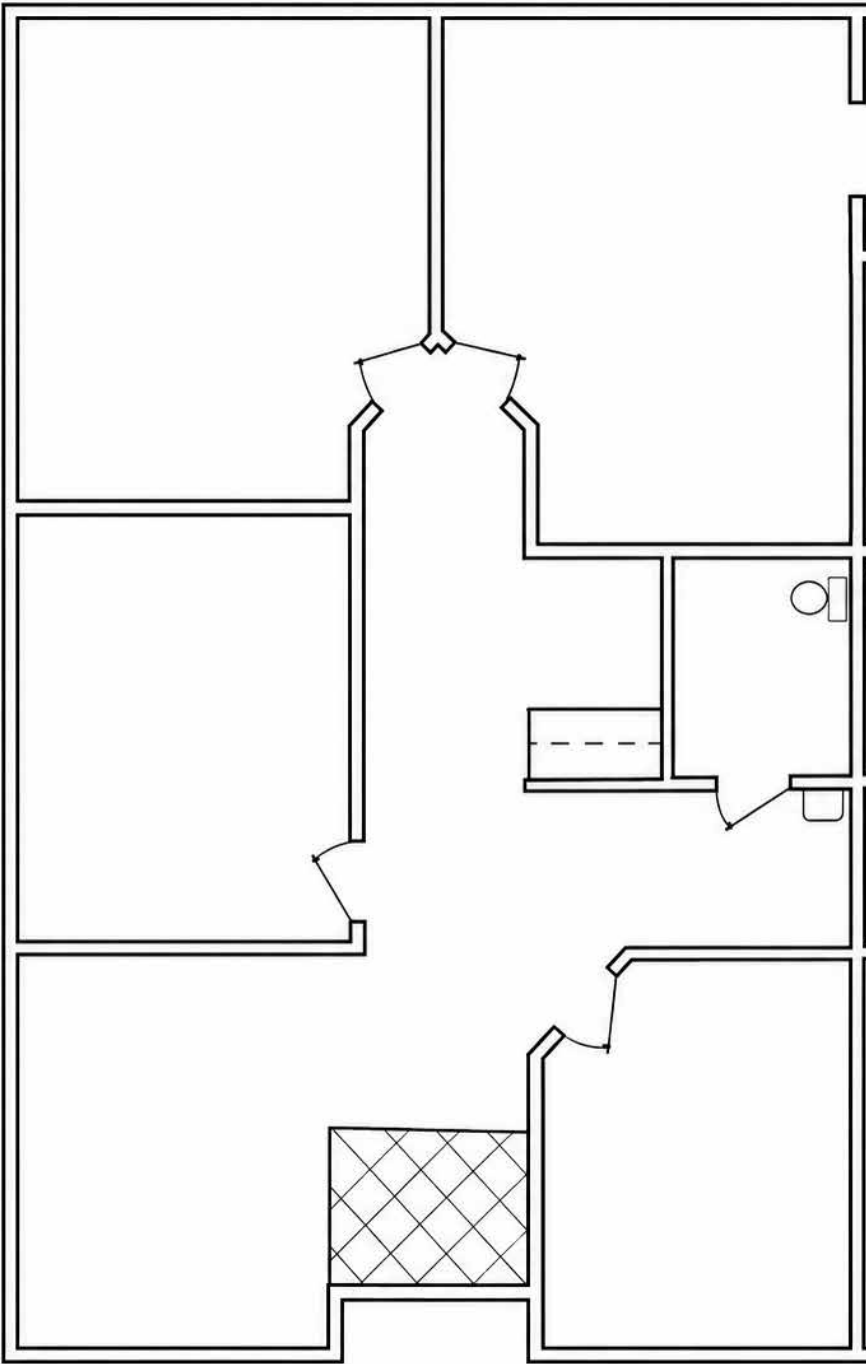
UNIT 501
LEASED
1,174 SQ FT

UNIT 502
VACANT
1,192 SQ FT

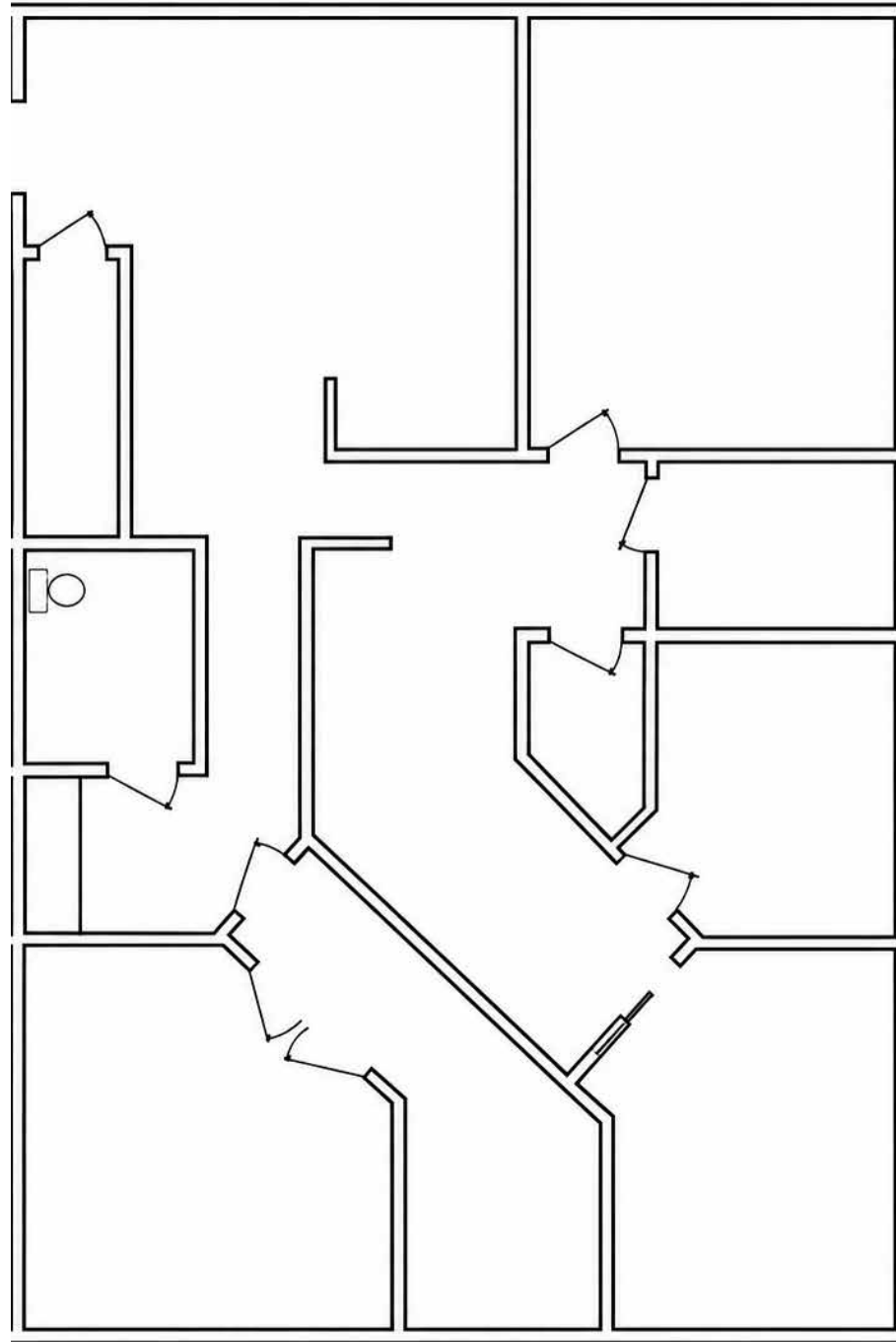
UNIT 503
VACANT
1,192 SQ FT

UNIT 504
VACANT
1,174 SQ FT

FLOOR PLAN - UNIT 501 - 1,174 SQUARE FEET - LEASED

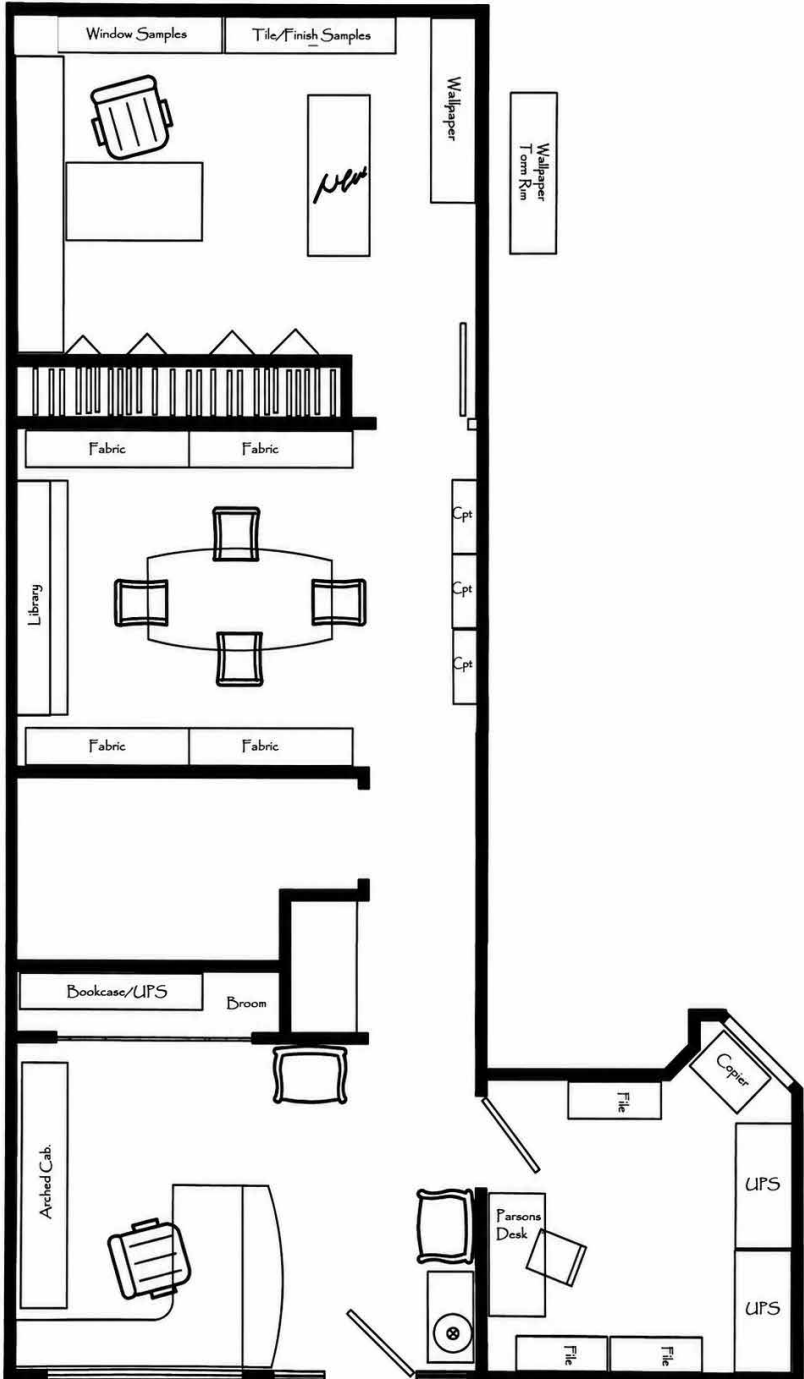


FLOOR PLAN - UNIT 502 - 1,192 SQUARE FEET - VACANT

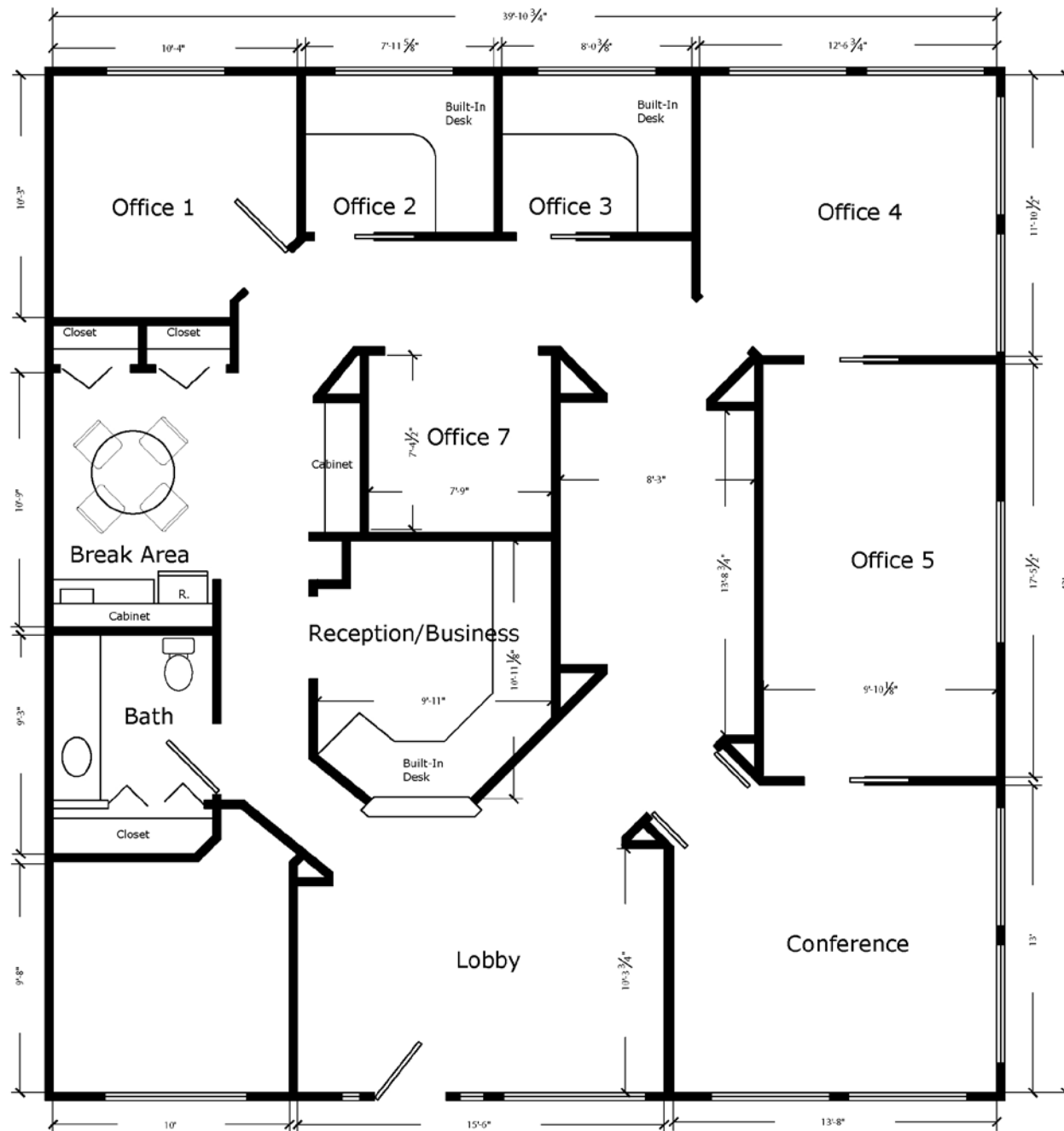


This unit also includes second-floor space that is not included in the stated square footage.

FLOOR PLAN - UNIT 503 - 1,192 SQUARE FEET - VACANT



FLOOR PLAN - UNIT 504 - 1,174 SQUARE FEET - VACANT



NEARBY AMENITIES

