



450107, 450111, 450115

450107-450115 State Road 200, Callahan, FL 32011

Gary Anderson

Gary Anderson

450111 State Road 200, Callahan, FL 32011

GARYISRETIRED2@GMAIL.COM

(904) 610-2857



450107, 450111, 450115

\$1,275,000

4050 SF Commercial Building

Built in 2008

211' of SR 200 frontage and an FDOT AADT of 21,800 in 2024

.70 acres are all Flood Zone X

23 parking spaces, 5.68 per 1,000 SF, full wrap-drive, resealed and striped 8/7/25

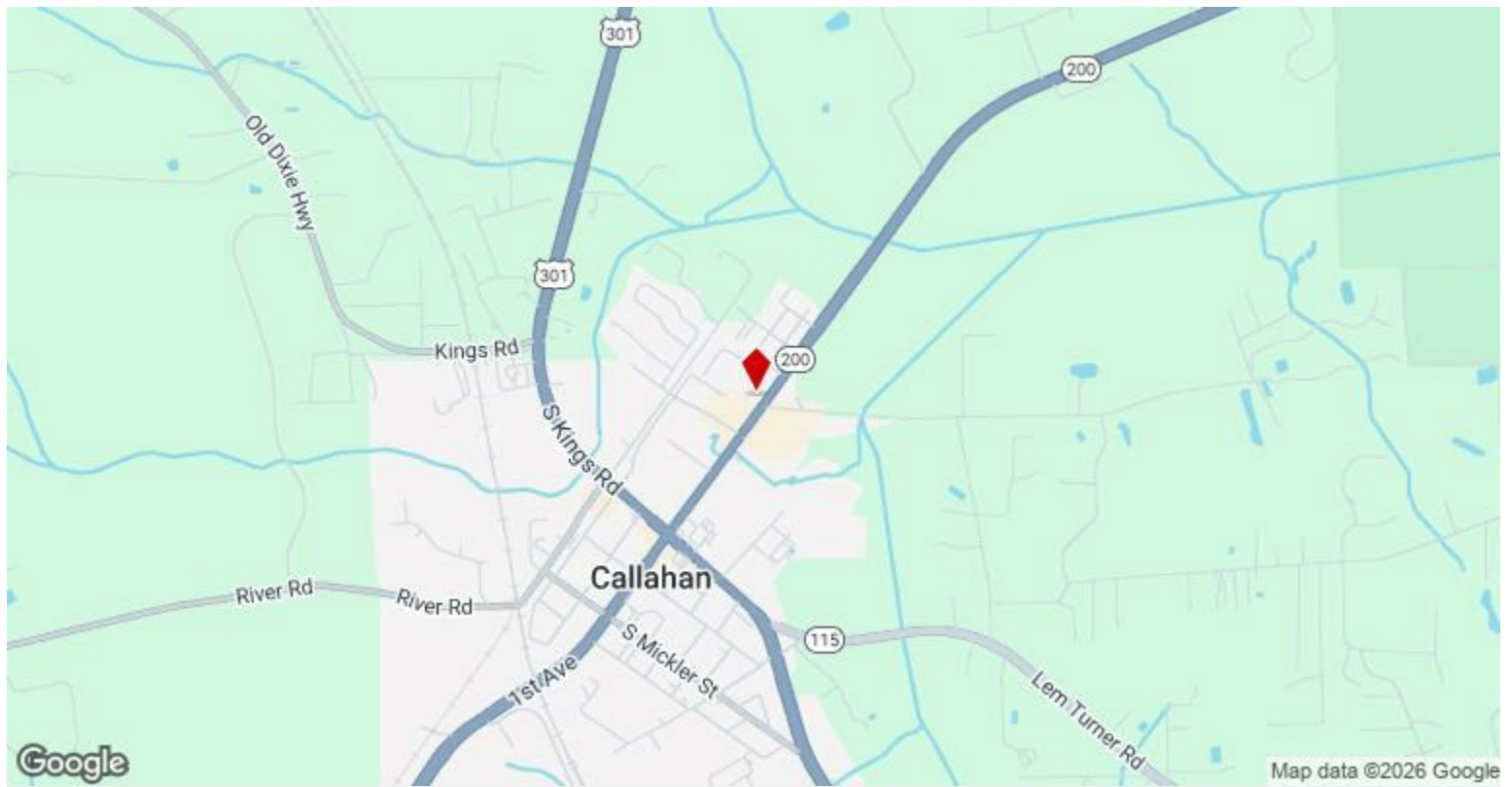
Includes a 2,250 SF built-out unit plus adjoined, mostly open twin 900 SF end units.

Exterior Hurricane impact windows and doors plus flood...

- 211' of SR 200 Frontage
- Commercial Highway Zoned
- Office, Medical, Retail, Other
- Inside Town of Callahan limits
- Well maintained for quick move in.



Price:	\$1,275,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.70 AC
Gross Building Area:	4,050 SF
Rentable Building Area:	4,050 SF
No. Stories:	1
Year Built:	2008
Tenancy:	Multi
Parking Ratio:	5.68/1,000 SF
Zoning Description:	CH
APN / Parcel ID:	29-2N-25-0000-0008-0010
Walk Score ®:	50 (Somewhat Walkable)



450107-450115 State Road 200, Callahan, FL 32011

Property Photos



Property Photos



Suite 45011 - Hallway Photo

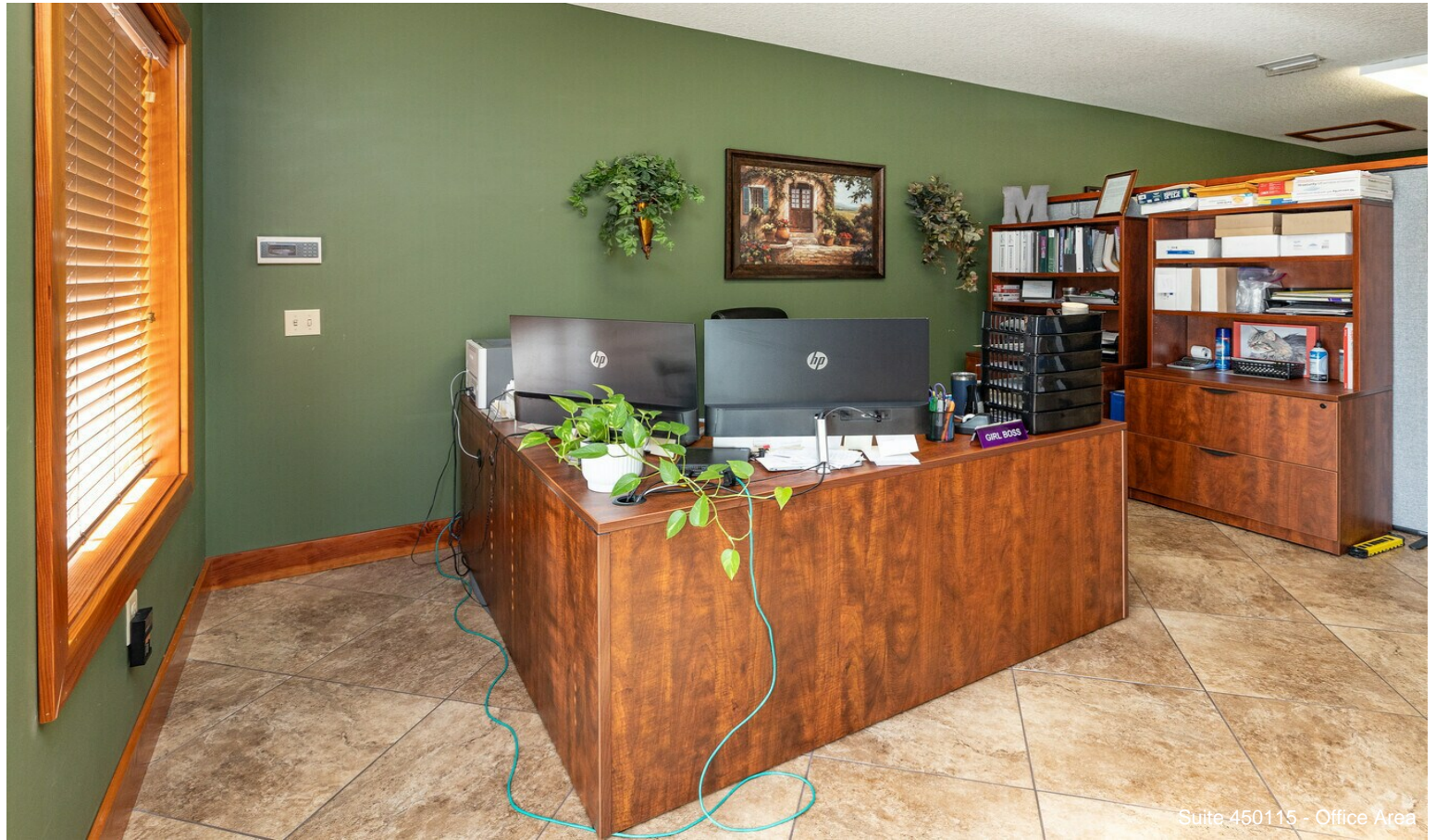


Suite 45011 - Appliance Photo

Property Photos



Property Photos



Property Photos



Property Photos



Suite 450115 - Front Desk



Suite 450115 - Kitchen

Property Photos



Property Photos



Property Photos

