



450107, 450111, 450115

450107-450115 State Road 200, Callahan, FL 32011

Gary Anderson

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450111 State Road 200, Callahan, FL 32011

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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

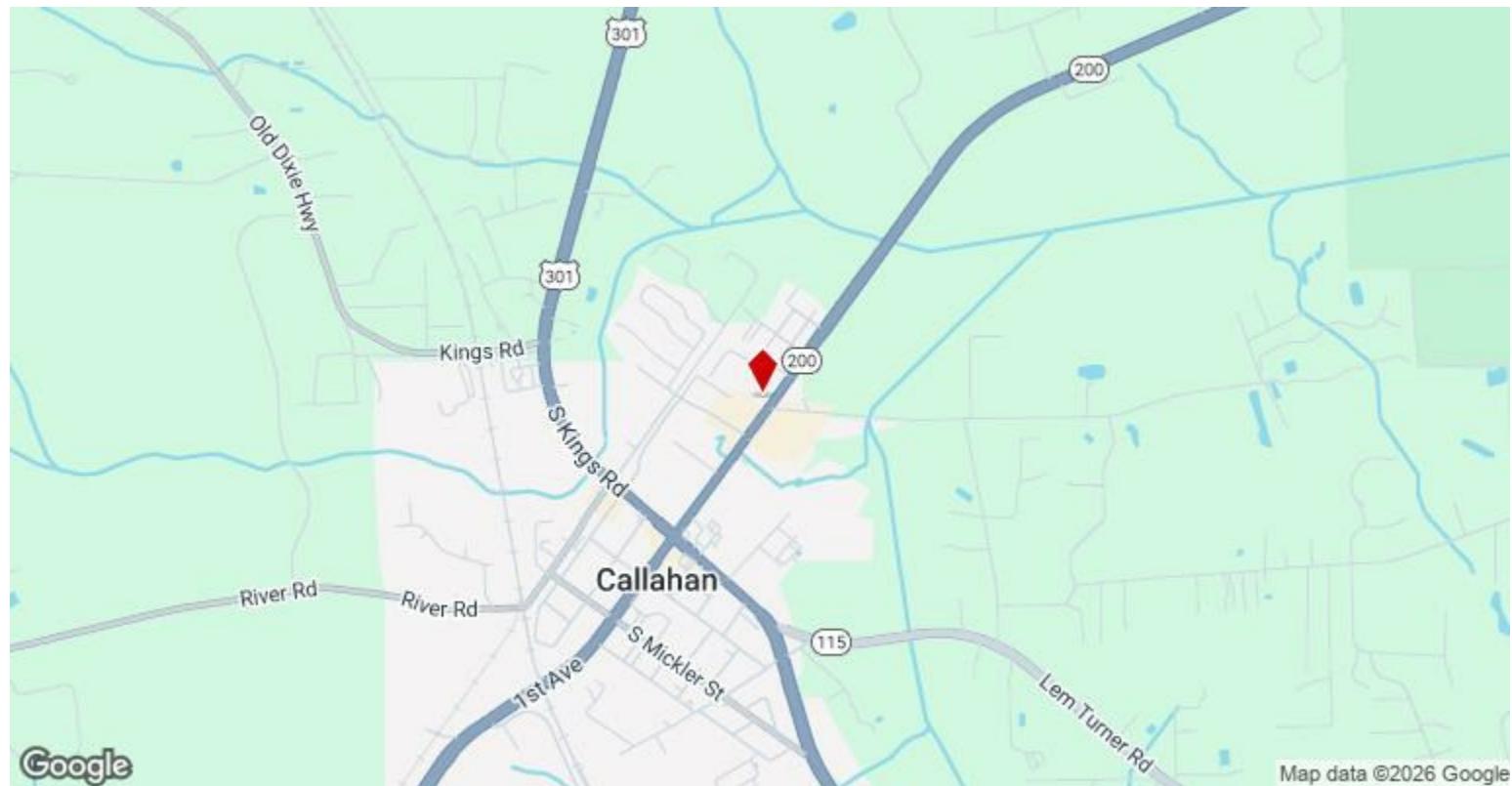
Tenancy: Multi

Parking Ratio: 5.68/1,000 SF

Zoning Description: OH

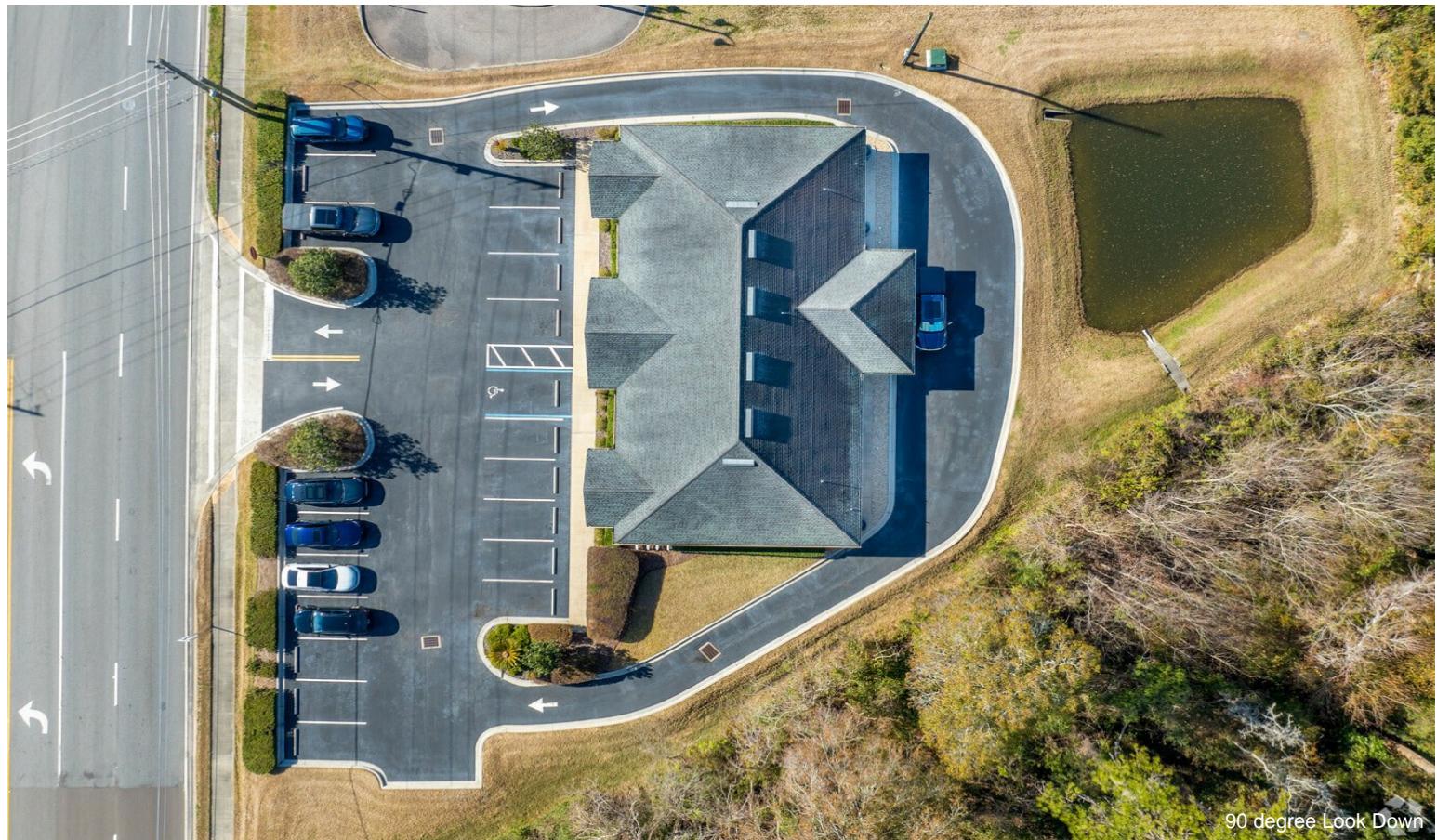
APN / Parcel ID: 29-2N-25-0000-0008-0010

Walk Score ®: 50 (Somewhat Walkable)



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Property Photos



Property Photos



04/14/2025

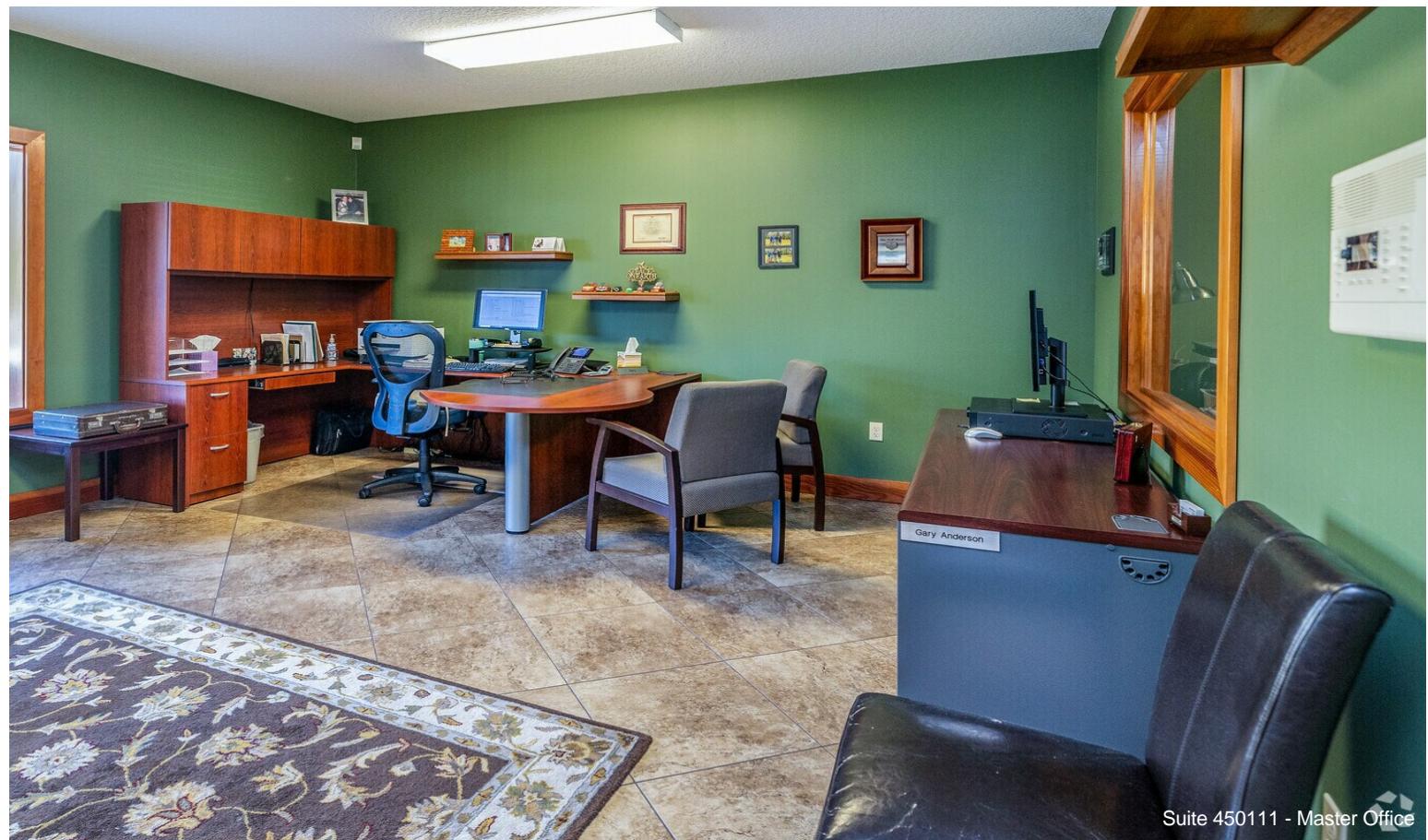
Suite 45011 - Hallway Photo



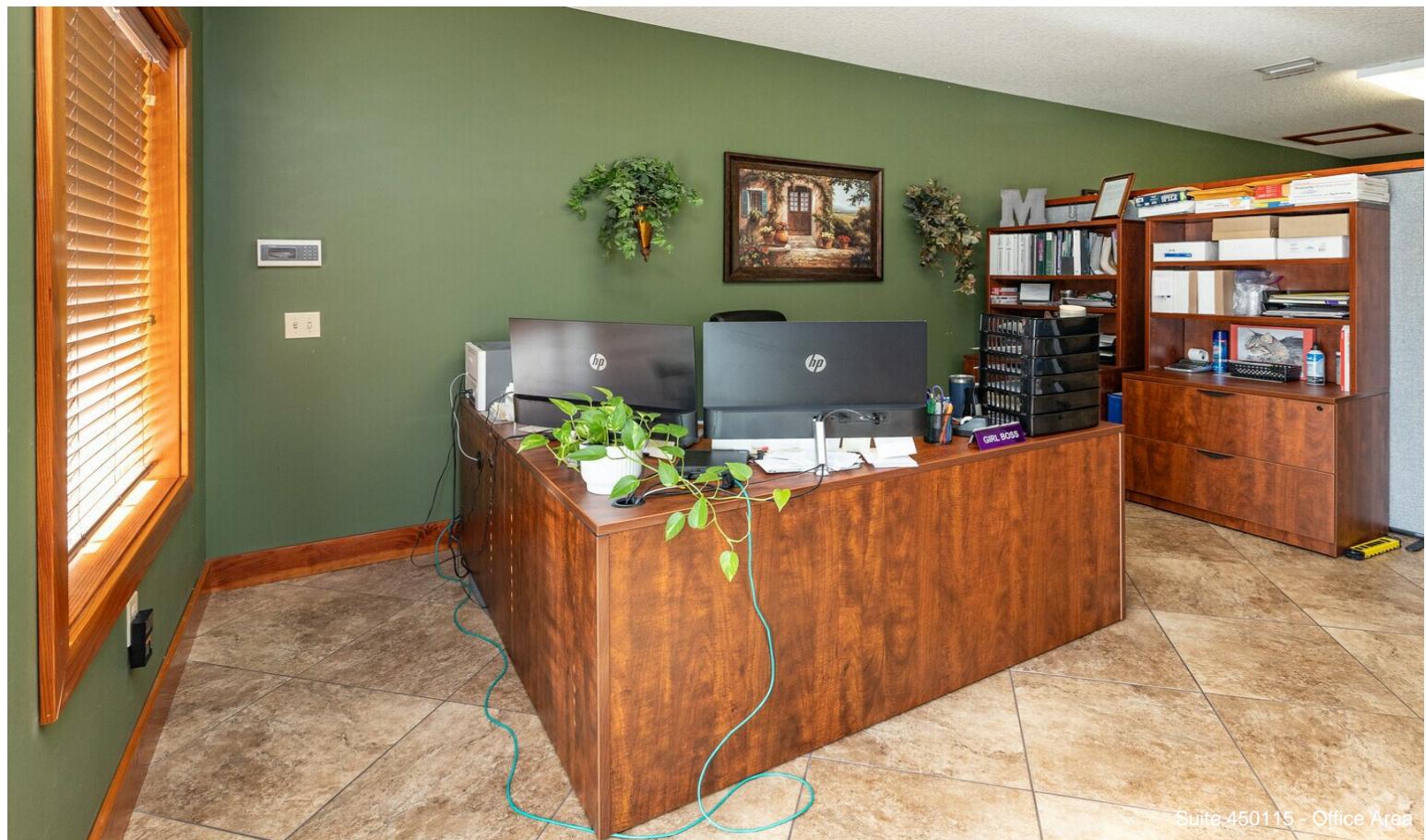
04/14/2025

Suite 45011 - Appliance Photo

Property Photos



Property Photos



Suite 450115 - Office Area



Suite 450111 - Kitchen

Property Photos



Property Photos

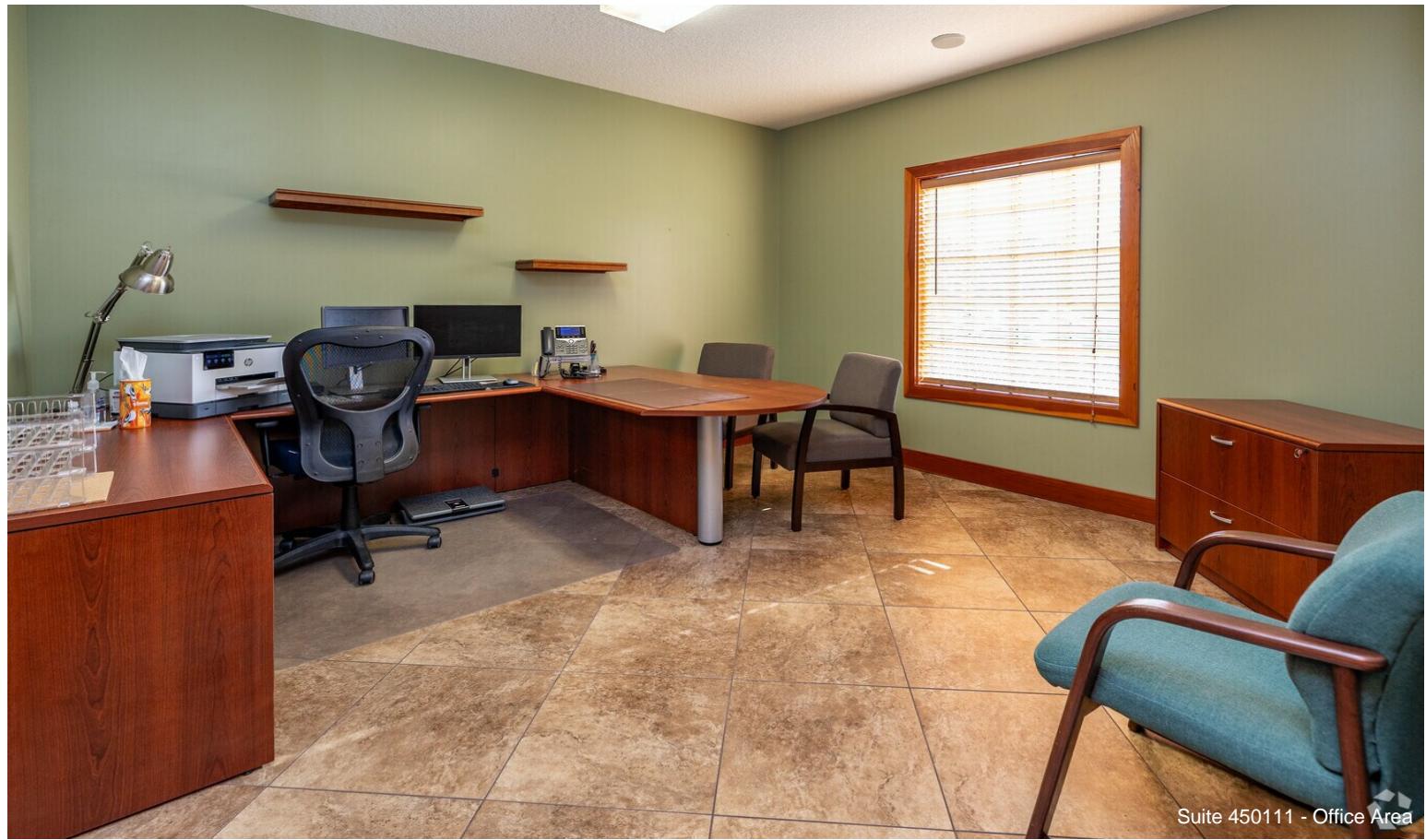


Suite 450115 - Front Desk

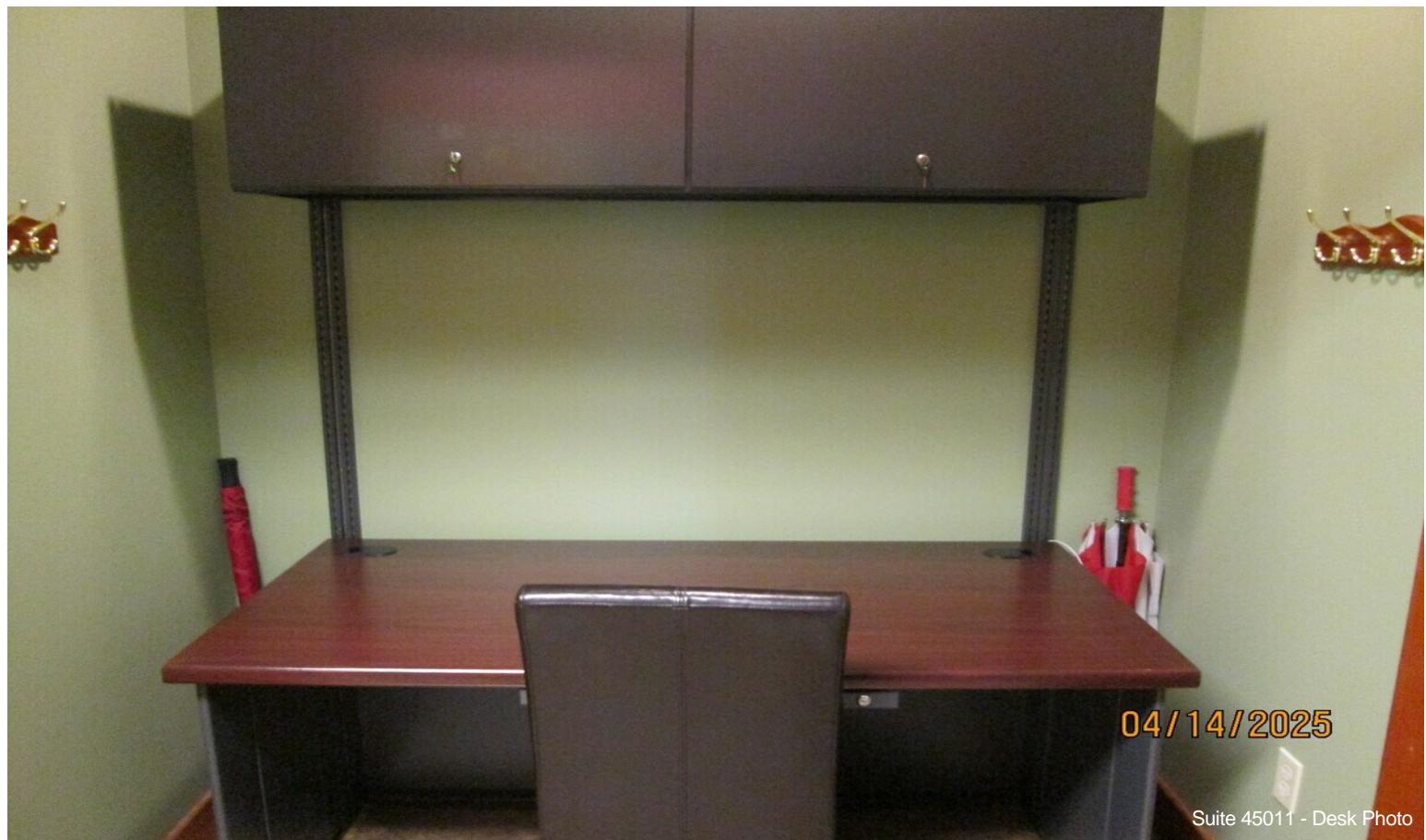


Suite 450115 - Kitchen

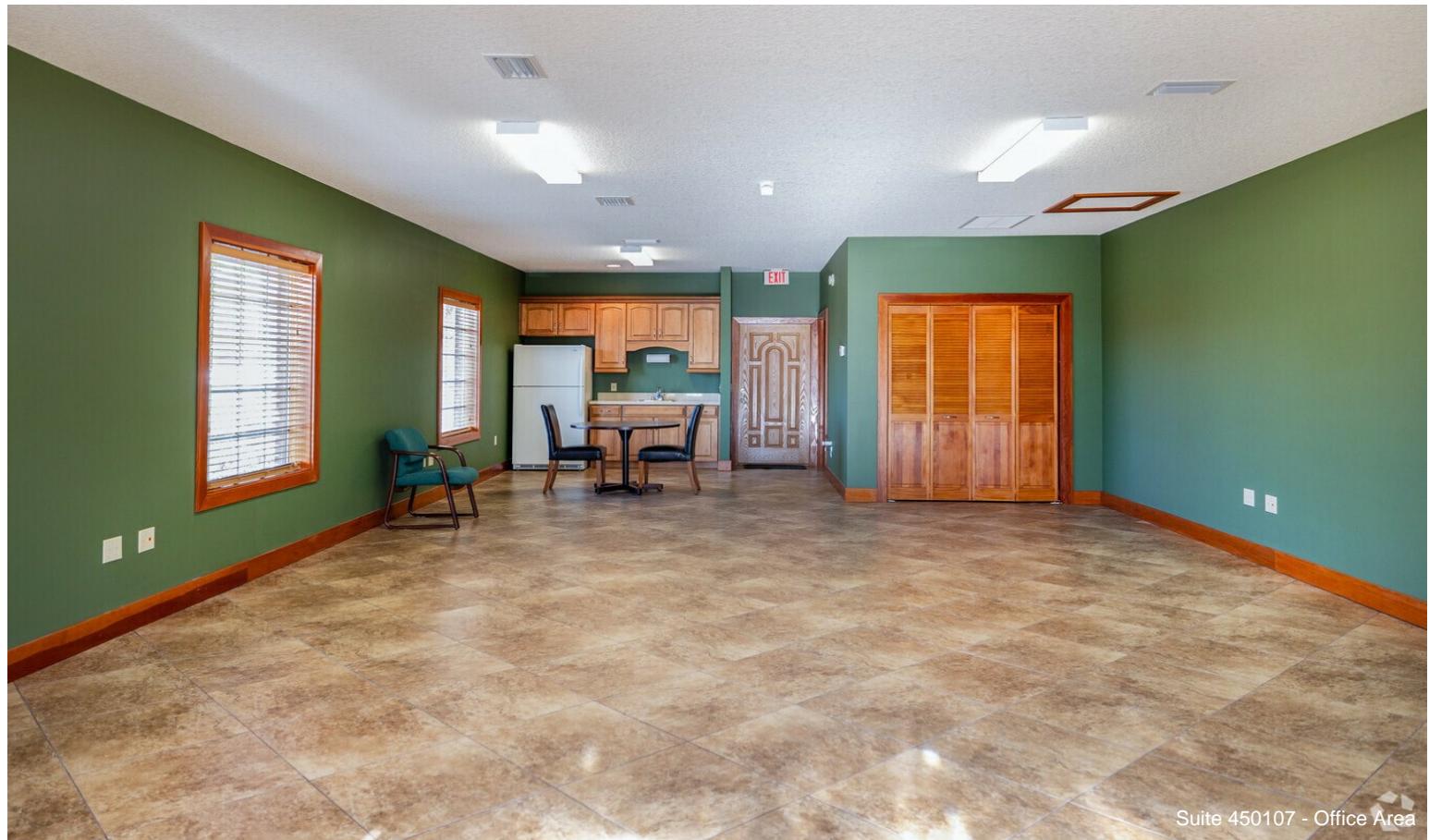
Property Photos



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Property Photos



Suite 450107 - Office Area



Suite 450107 - Bathroom