

AVAILABLE

Office Building

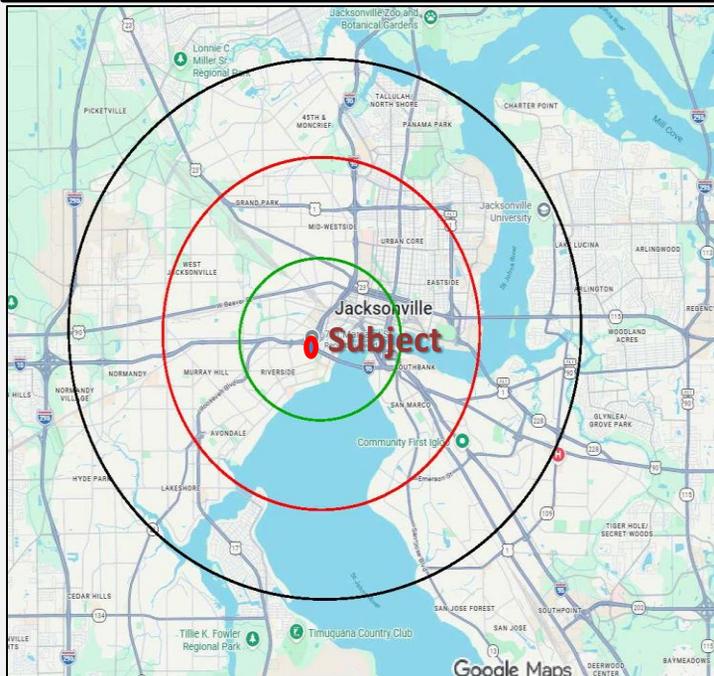
711 Margaret St., Jacksonville, FL 32204

- Asking Price: \$895,000.00
- Lease Rate: \$16/SF 'NNN'
- Improvements: 4,555 +/- rsf; (per Property Appraiser's site)
- Available now: 4,555 +/- rsf.
- Year Built: 1958; Renovated: 2020 – 2025.
- Parking: Ample.
- Beautifully built out.



Features:

Office building located in Historic Riverside; numerous restaurants. Highly visible frontage on Margaret Street; located in Five Points MSA. Property includes ample parking; new 7-ton HVAC and recently replaced roof. Great Location for professionals: attorneys, CPAs, Insurance or other Retail (CCG-1) use. Close to restaurants, Historic Riverside, interstate access.



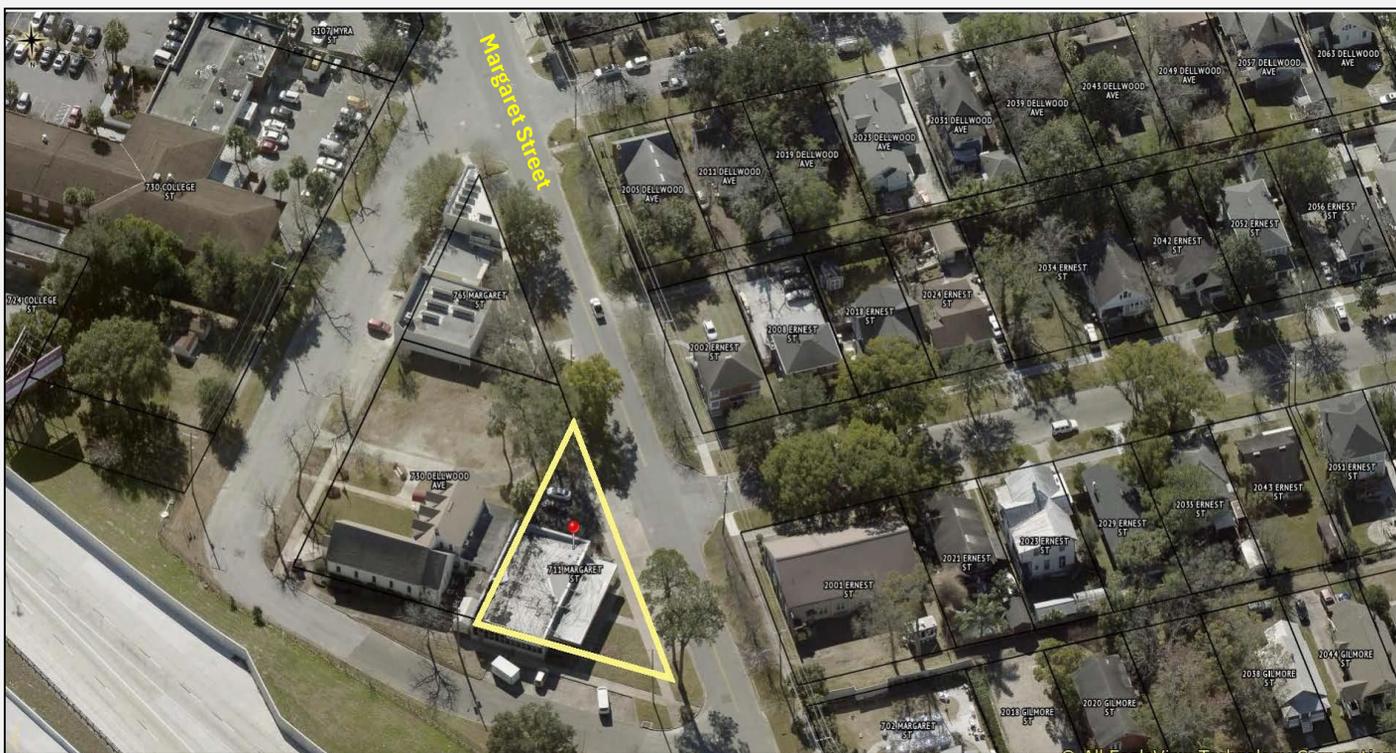
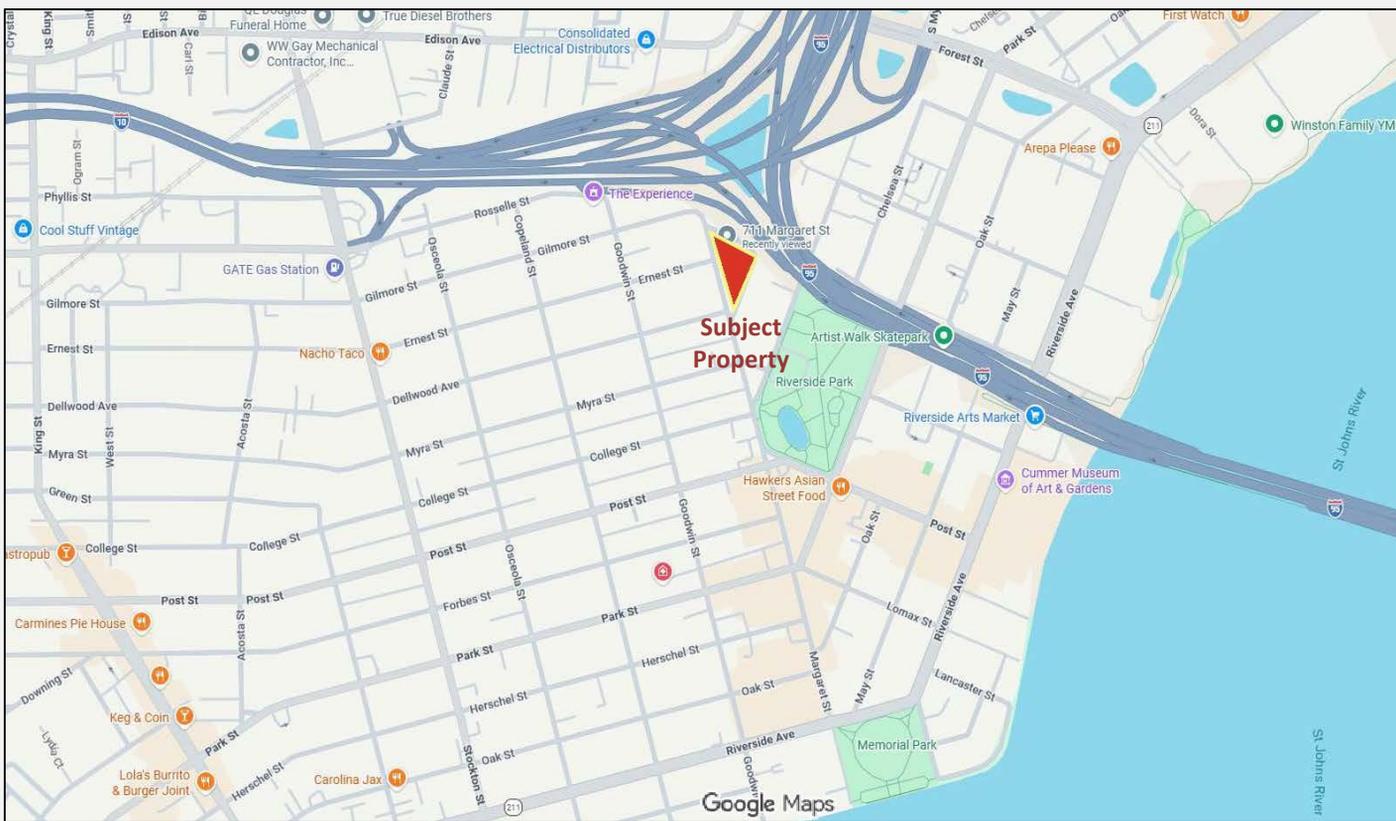
OSCO Commercial Real Estate, Inc. - Sidney O. Jones, Broker

Edgewood Avenue South, Suite 2A, Jacksonville, FL 32205

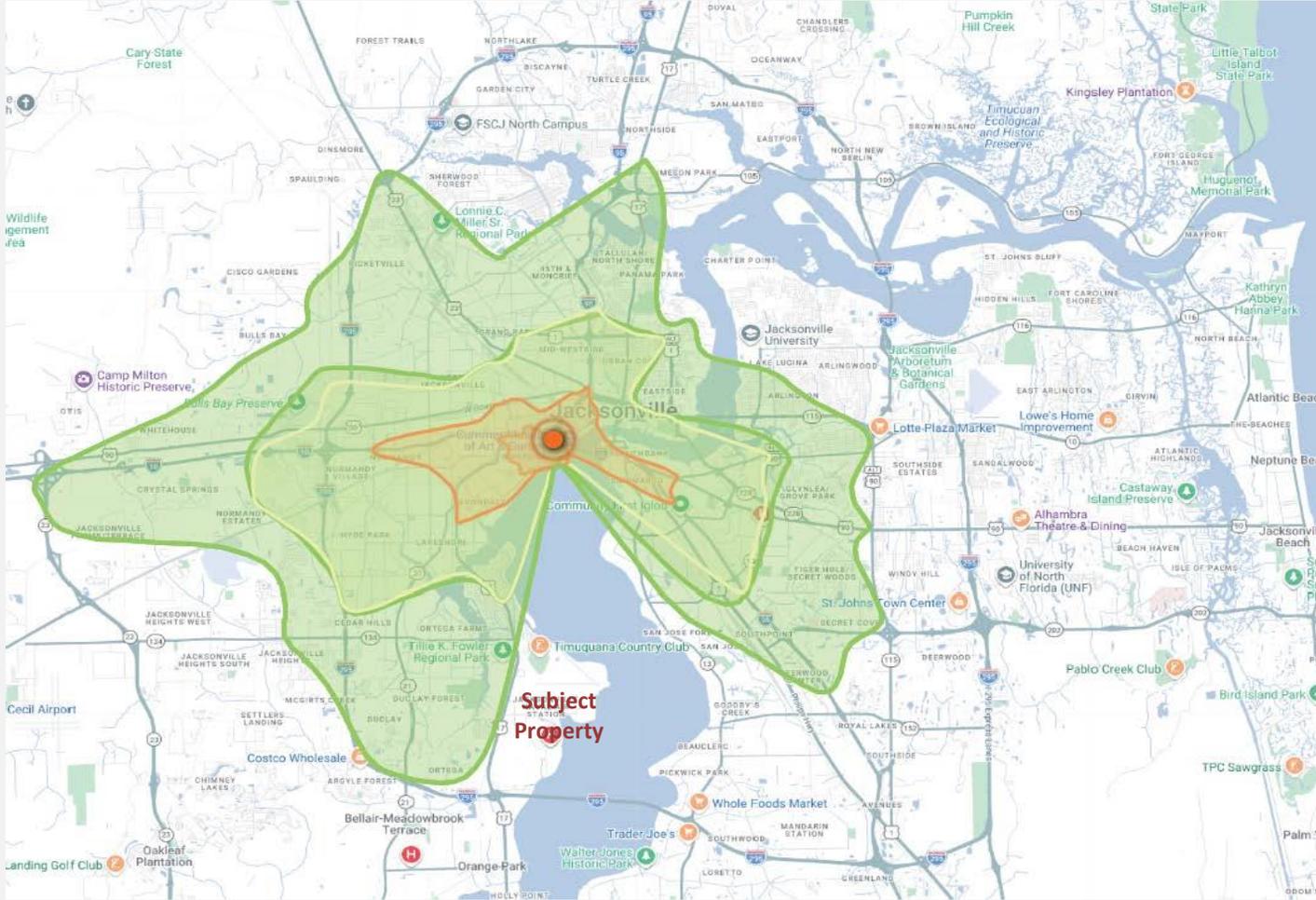
Phone: (904) 993-7964

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5, 10, 15, 20 Minute Drive Time Map



HISTORIC RIVERSIDE DISTRICT

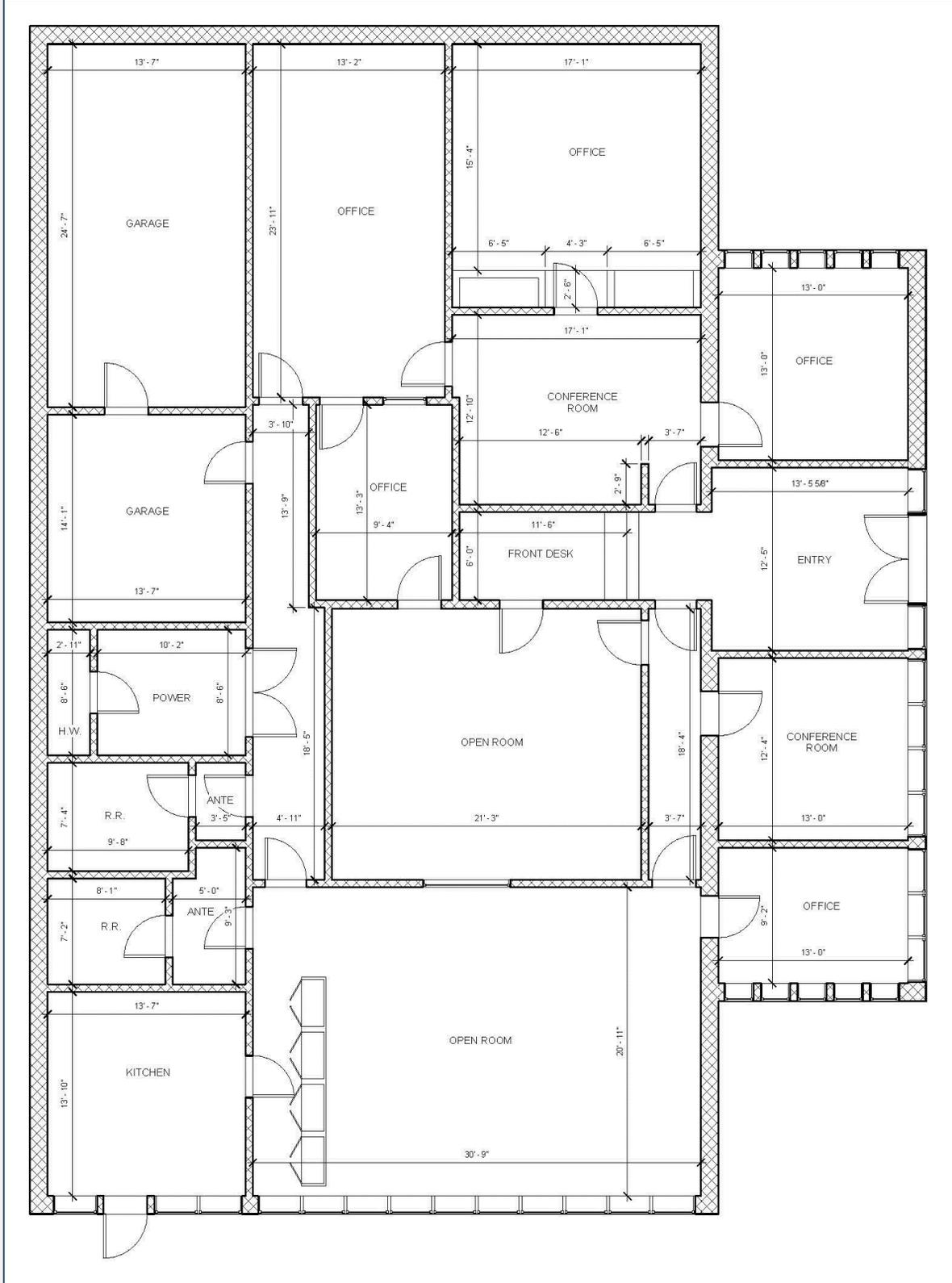


711 Margaret Street Building Floorplan Layout

904-993-7964
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