

TRUCK REPAIR FACILITY & YARD OFFERING PRICE:

6422 UNION HEIGHTS RD, JACKSONVILLE, FL 32219

\$1,400,000



SVR
Commercial

CONFIDENTIAL OFFERING MEMORANDUM

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd

Unit 2200

Ponte Vedra Beach, FL 32082



OVERVIEW

SVR Commercial LLC, as the exclusive advisor, is pleased to present an exceptional opportunity to acquire a premium Semi-Truck repair facility and yard. This expansive 2.33 acre property features a 2,128 sf single-story house converted to an office building. The property includes three tall, white metal buildings designed for truck coverage, along with an expansive yard ideal for semi-truck parking. The property is securely gated and lined with trees, offering both functionality and aesthetic appeal. The current owners are relocating to a new site.

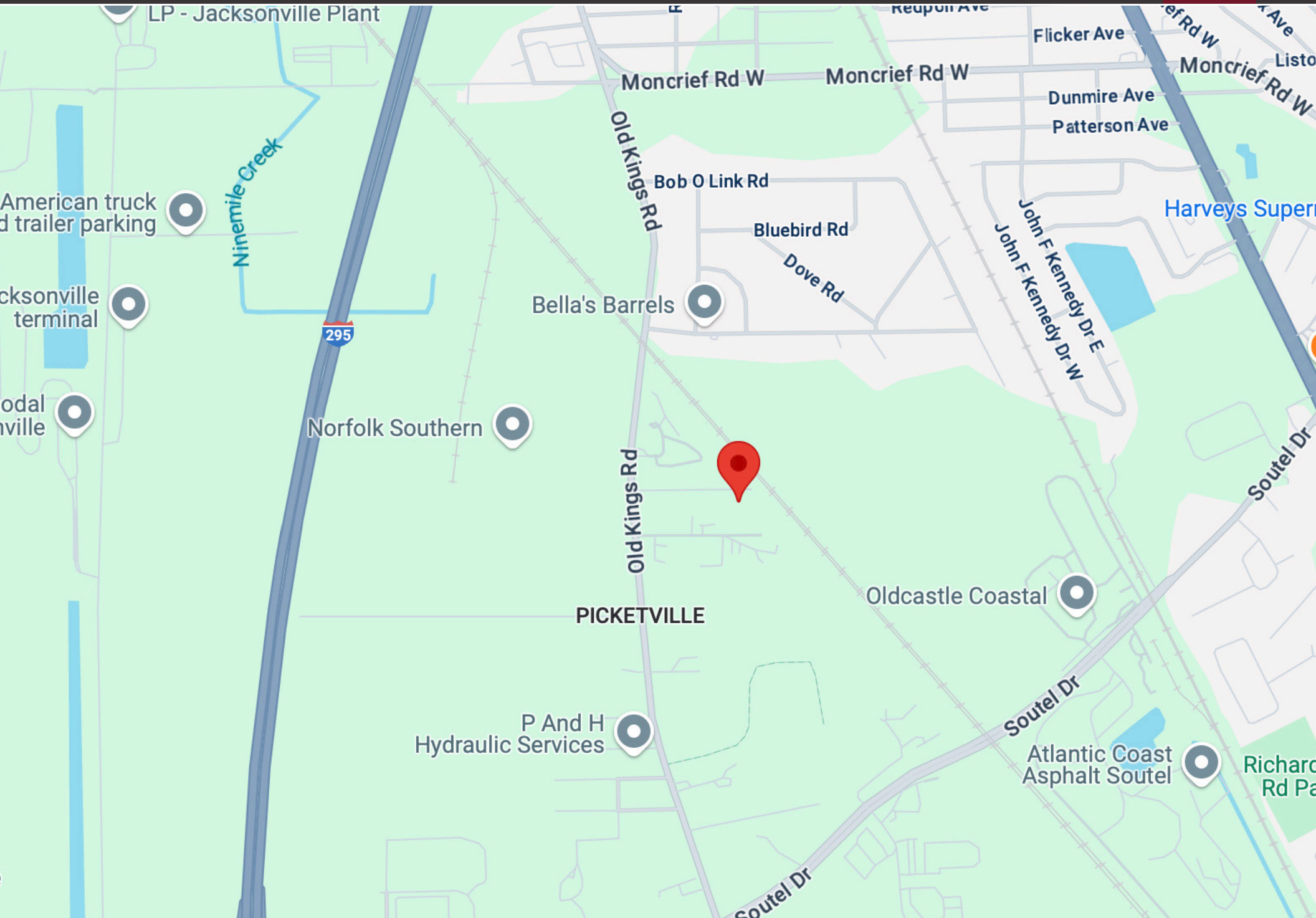
PROPERTY HIGHLIGHTS

- Fenced and tree-lined property
- White metal buildings are under 4 yrs old
- Seller Financing Available

PROPERTY DETAILS

| | |
|----------------|-------------|
| Sale Price: | \$1,400,000 |
| Lot Size: | 2.33 Acres |
| Building Size: | 2,128 SF |
| Year Built: | 1982 |
| Zoning: | IL |

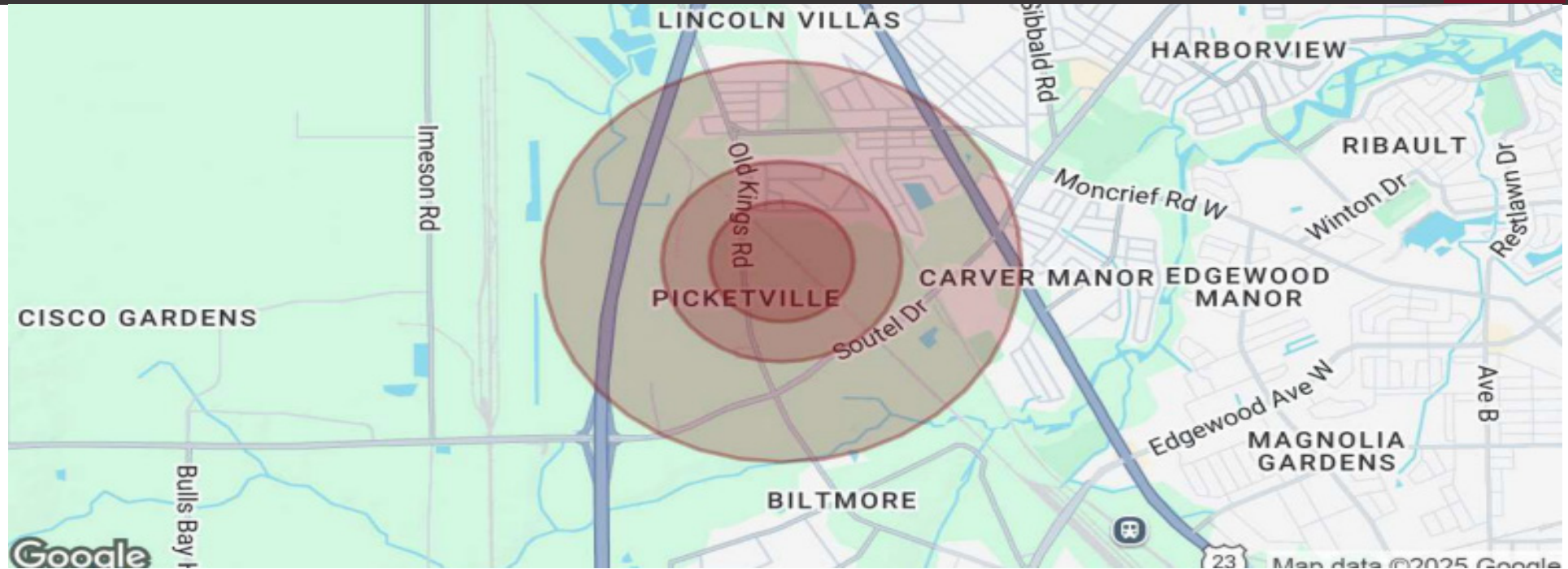




PROPERTY PHOTOS

6





| | 2 Miles | 5 Miles | 10 Miles |
|--------------------------------|-----------|-----------|-----------|
| Total Population | 14,273 | 115,374 | 421,882 |
| Median Age | 40.2 | 38.2 | 38 |
| Households | 5,505 | 43,818 | 168,245 |
| Average Household Size | 2.5 | 2.5 | 2.4 |
| HOME VALUE & INCOME | | | |
| Median Home Value | \$155,317 | \$139,313 | \$189,434 |
| Average Household Income | \$56,574 | \$53,460 | \$66,063 |

Exclusive Sales Representatives



KIMBERLY SIEVERT
Commercial Broker Associate
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TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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