



An Exclusive Acquisition Opportunity

Knights Inn Jacksonville, FL

Offering Memorandum
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AHG Brokerage LLC

AHG Brokerage LLC is a commercial real estate firm, specializing in hospitality and hotel assets. As a team made up of former hotel owners, investors, developers, and managers, AHG Brokerage offers a unique and unparalleled expertise to assist with both sales and acquisitions. Based in Florida, with a focus on the South-East, AHG Brokerage can assist with transactions virtually across the nation on assets of any size.

Anup Shah
Broker



The Offering

AHG Brokerage is proud to offer an exclusive opportunity to acquire the fee simple interest in the **109 Room Knights Inn** located in the **Jacksonville Florida** market.

The property is located on **3.7 acres**, right off **I-95** within easy access of **downtown Jacksonville**, the Jacksonville Landing, EverBank Field, Jacksonville Ice and **Sportsplex**, several beaches, shopping, golf courses and many restaurants. **Jacksonville Airport** is only 25 miles away.

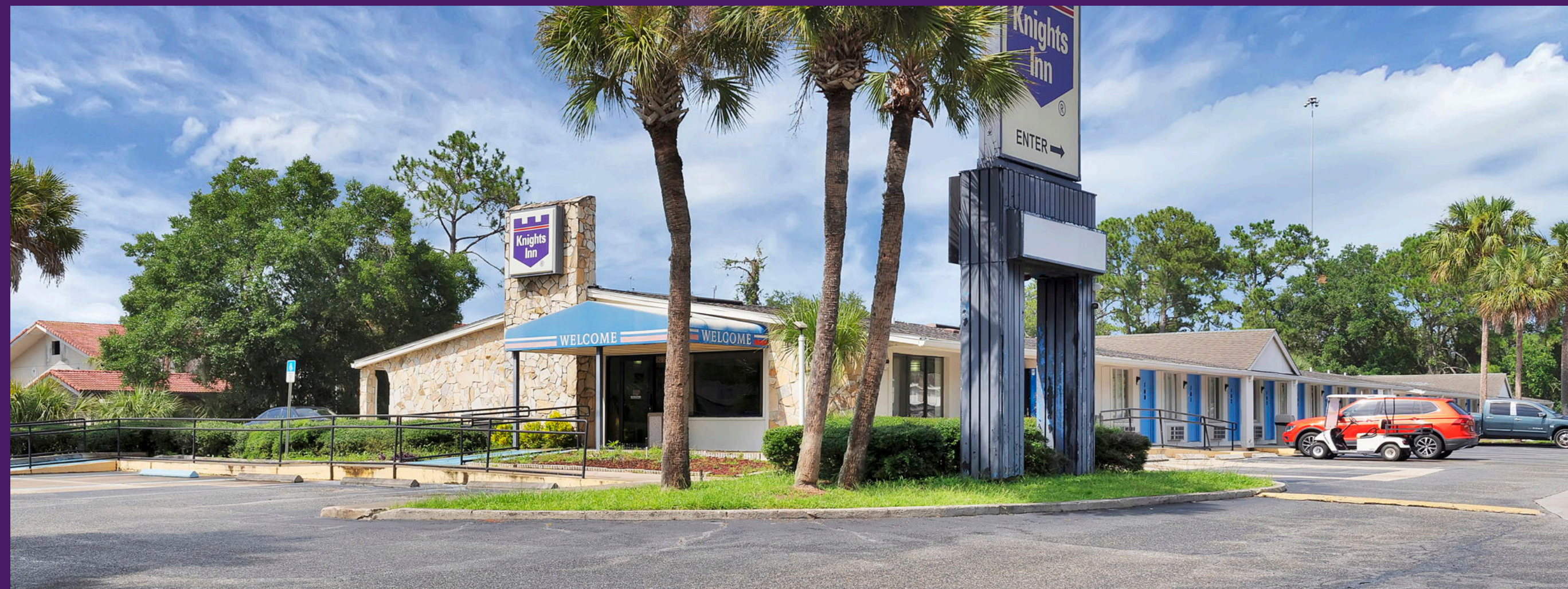


The Offering

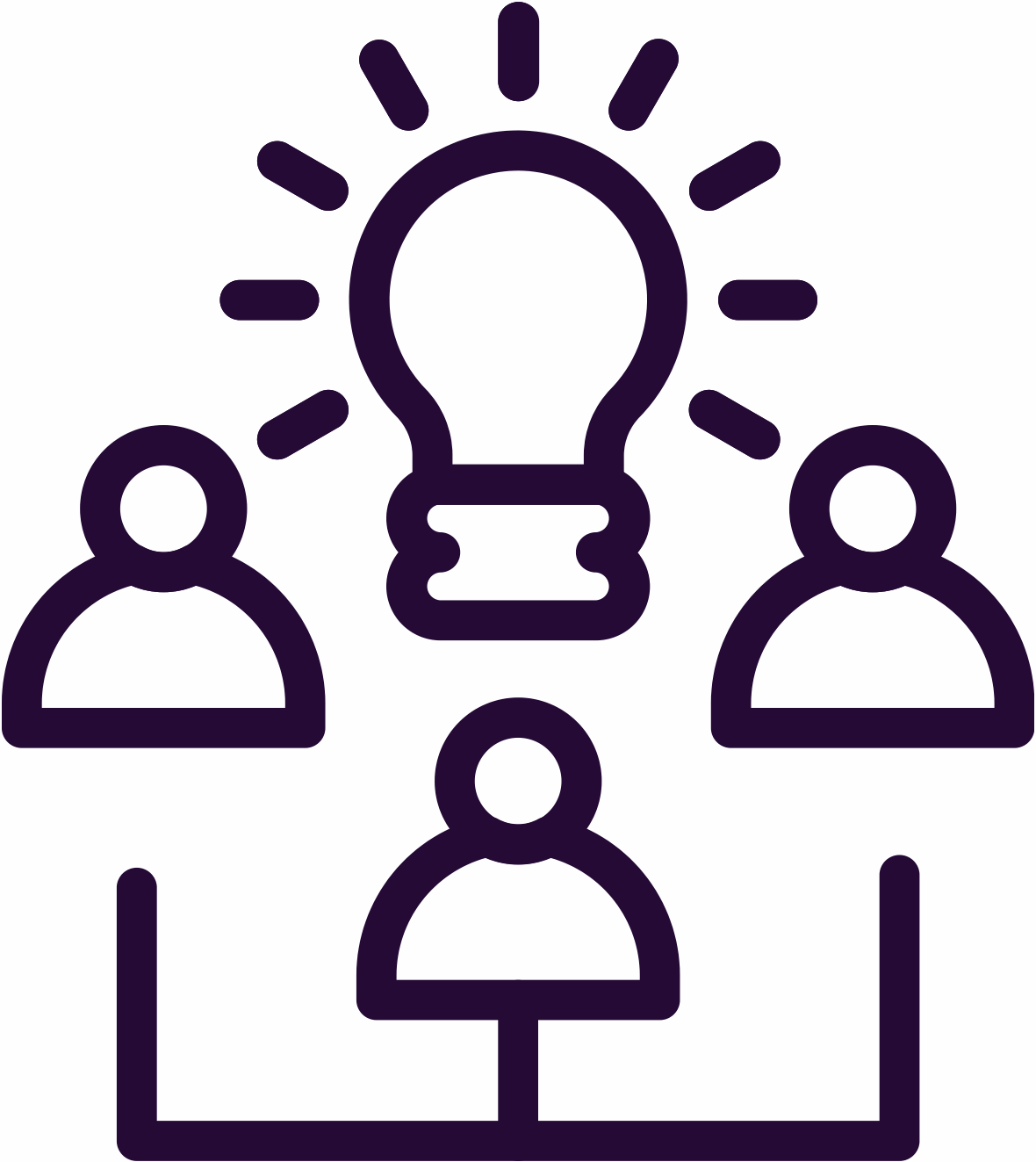


The Property

Built in 1982, this property offers many amenities including complimentary large-vehicle parking, Wi-Fi, guest laundry facilities and a seasonal outdoor pool.



Alternate Potential Uses



Affordable Housing

Affordable Housing programs are in high demand and through various organizations such as the VA. They can offer consistent, guaranteed revenue for extended periods of times, while assisting those in need.



Nursing Home

Nursing homes are experiencing a growing demand due to the increasing aging population in the United States. As more individuals reach an older age, the need for specialized care and assistance also rises.



Senior Living Center

These centers offer a range of services and amenities to support the well-being and quality of life of seniors. Common features of senior living centers include independent living apartments, assisted living services, memory care units for individuals with dementia or Alzheimer's, etc.



Work Force Housing

Workforce housing plays a crucial role in supporting the city of Jacksonville's growing workforce and economy. As Jacksonville continues to expand and attract businesses and industries, there is a growing need for affordable housing options for the workforce that supports these sectors.



Student Housing

With the University of North Florida located less than 10 miles away, and limited housing options, converting the property to student housing can be a lucrative opportunity. Location off of I-95 makes commuting easy as well as allows students to obtain more expansive employment opportunities.

*These uses will be subject to the county zoning change approvals.

**Knights
Inn**





The Property



Rooms

The property has a 109-units structurally; currently operating with 100-unit room count.

3-Bedroom Manager Apartment.



Type

**Economy
Exterior Corridor
Single Story**



Size

**3.7 Acre Lot
148 Parking Spaces
6 Buildings
Accessible Pool**



Location

**Located directly off of
Interstate 95 (I-95)

25-miles from JAX Int'l
Airport**

**Less than 10 miles to
University of North Florida**



City

**Jacksonville is a growing,
diversified economy
developing interest in
several different
industries, leading to
demand for alternative
property uses.**

Jacksonville Market Insights



Pro-Business

Jacksonville, Florida, is a vibrant city known for its beautiful beaches, diverse culture, and thriving business community. With a strong emphasis on business development, the city is home to numerous corporations and industries, making it a hub for economic growth and opportunity.



Diversified Economy

Visitors and residents alike can enjoy a variety of attractions, from museums and art galleries to outdoor recreational activities. Jacksonville truly embodies the perfect blend of business and leisure, making it a desirable destination for both work and play.



Location

As the largest city by land area in the United States, Jacksonville offers a unique mix of urban amenities and natural beauty, along with an excellent location as an essential hub for transportation, shipping and beyond.

Market Snapshot



Industries

Some of the largest industries in Jacksonville include finance, healthcare, transportation, manufacturing, and technology.

Employers

Some of the top employers in Jacksonville include companies like CSX Corporation, Bank of America, Baptist Health, and Florida Blue.

Opportunities

The city is also known for its strong military presence, with multiple military bases located in the area.









INTERESTED IN LEARNING MORE?

For more information, detailed statistics and more, contact the listing broker Anup Shah from AHG Brokerage LLC.



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