

SALE

3661 CROWN POINT CT
3661 Crown Point Ct Jacksonville, FL 32257



PROPERTY DESCRIPTION

The property is a 2,646-square-foot freestanding medical/office building located just off San Jose Blvd in the desirable Mandarin area. The building is divided into two equal spaces, each measuring 1,323 square feet. Both sides are equipped with two bathrooms, providing convenience for staff and clients. The layout is flexible, allowing an end-user to occupy one turn-key side immediately, and the entire building could be occupied October 1st as existing tenant lease is short-term. The property also features ample parking, ensuring easy access for visitors and employees. Its strategic location and well-maintained facilities make it an excellent opportunity for medical or professional end-users or investors seeking an affordable property with great long-term income potential. Possible Seller Financing Available.

PROPERTY HIGHLIGHTS

- Standalone Building
- Possible Seller Financing
- Multi Tenancy

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$549,000 |
| Lot Size: | 11,718 SF |
| Building Size: | 2,646 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 363 | 1,188 | 5,433 |
| Total Population | 845 | 2,789 | 12,700 |
| Average HH Income | \$114,658 | \$116,931 | \$111,495 |

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**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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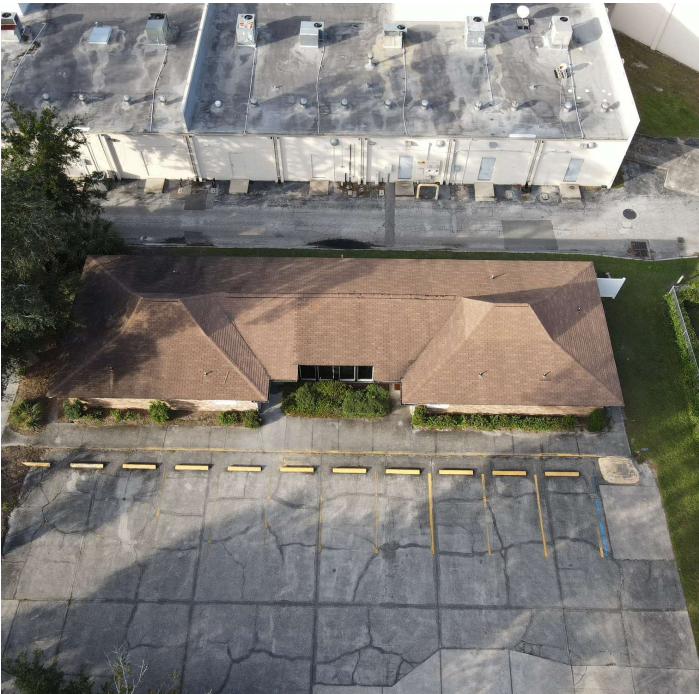
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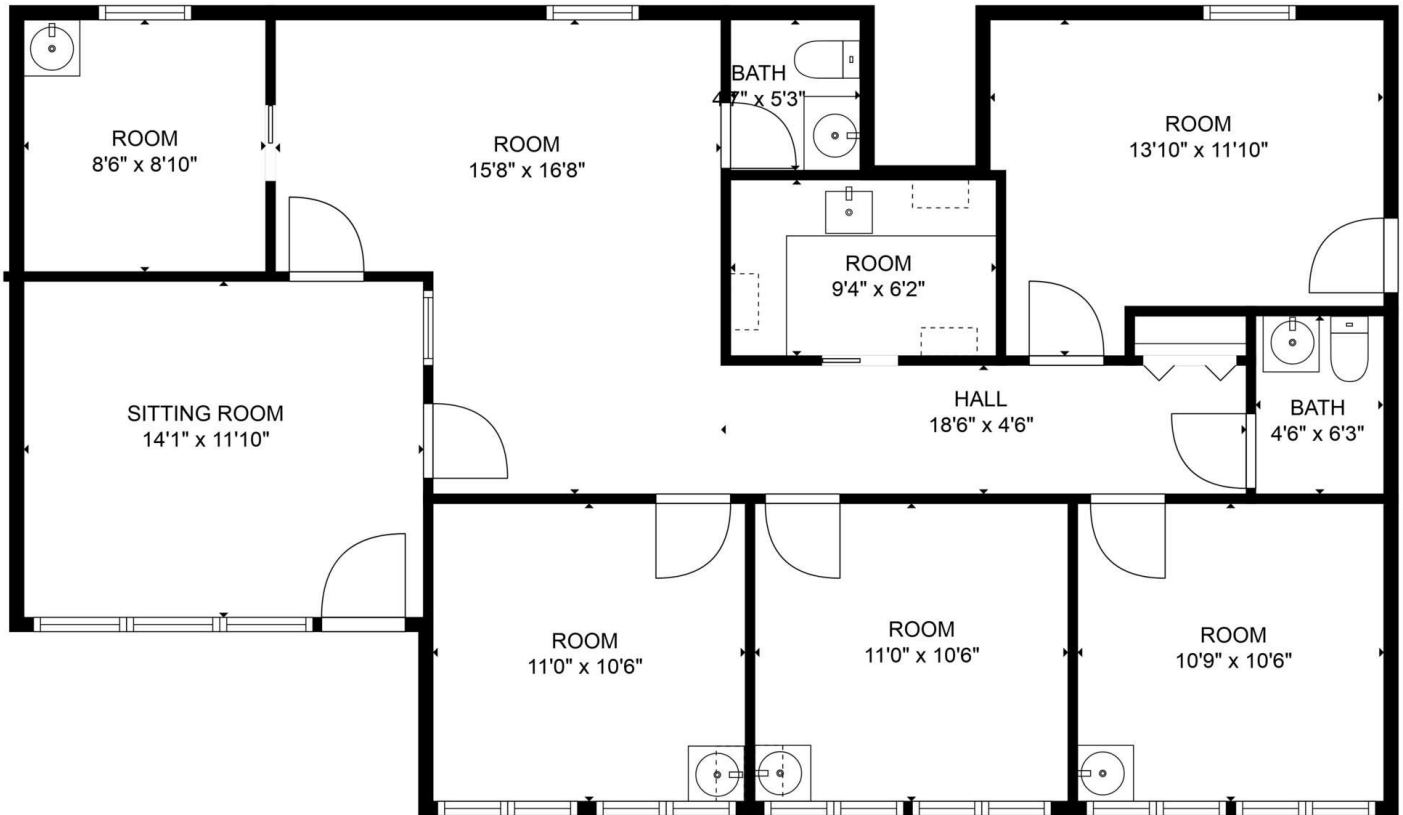


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TOTAL: 1196 sq. ft
FLOOR 1: 1196 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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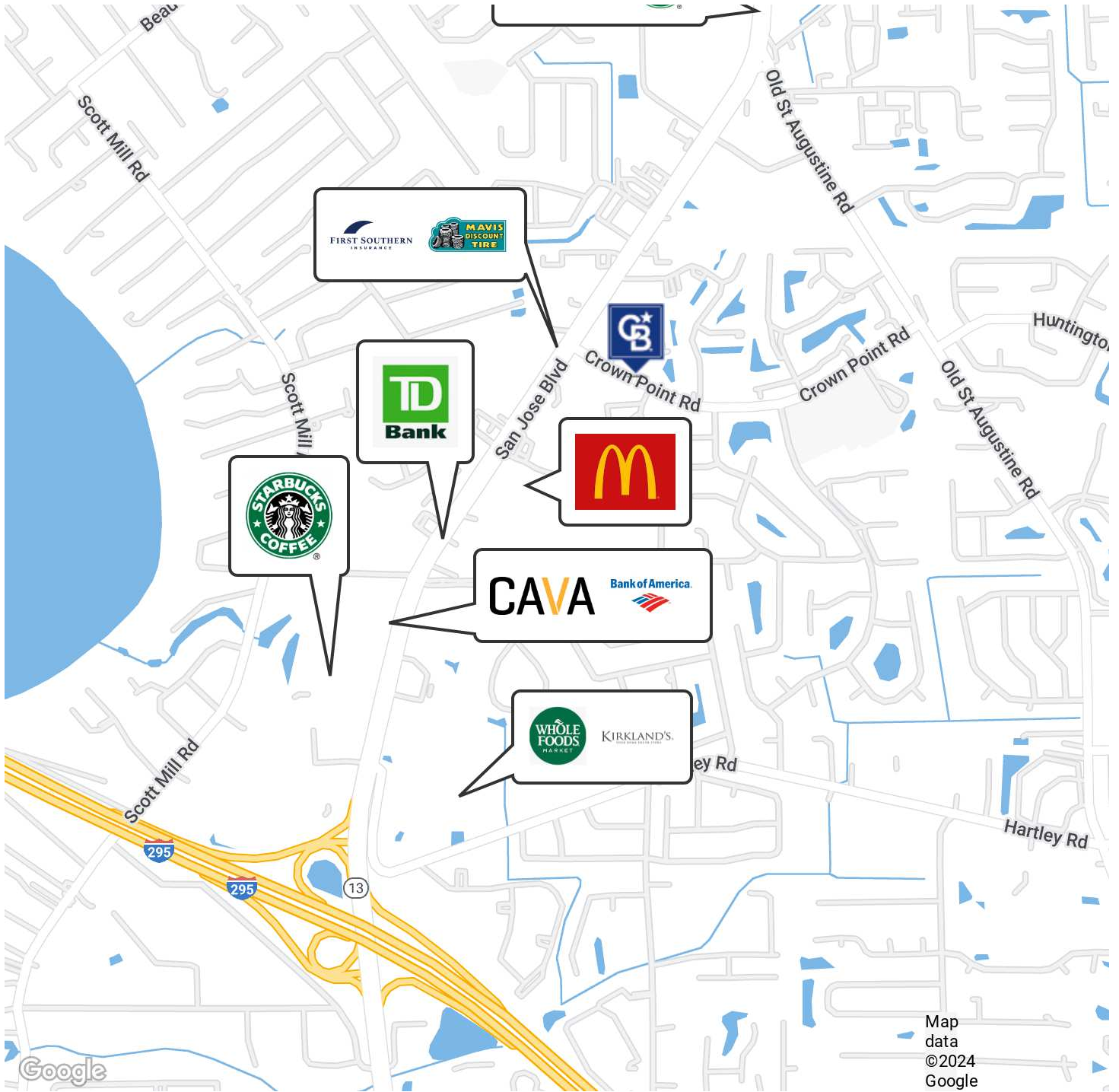


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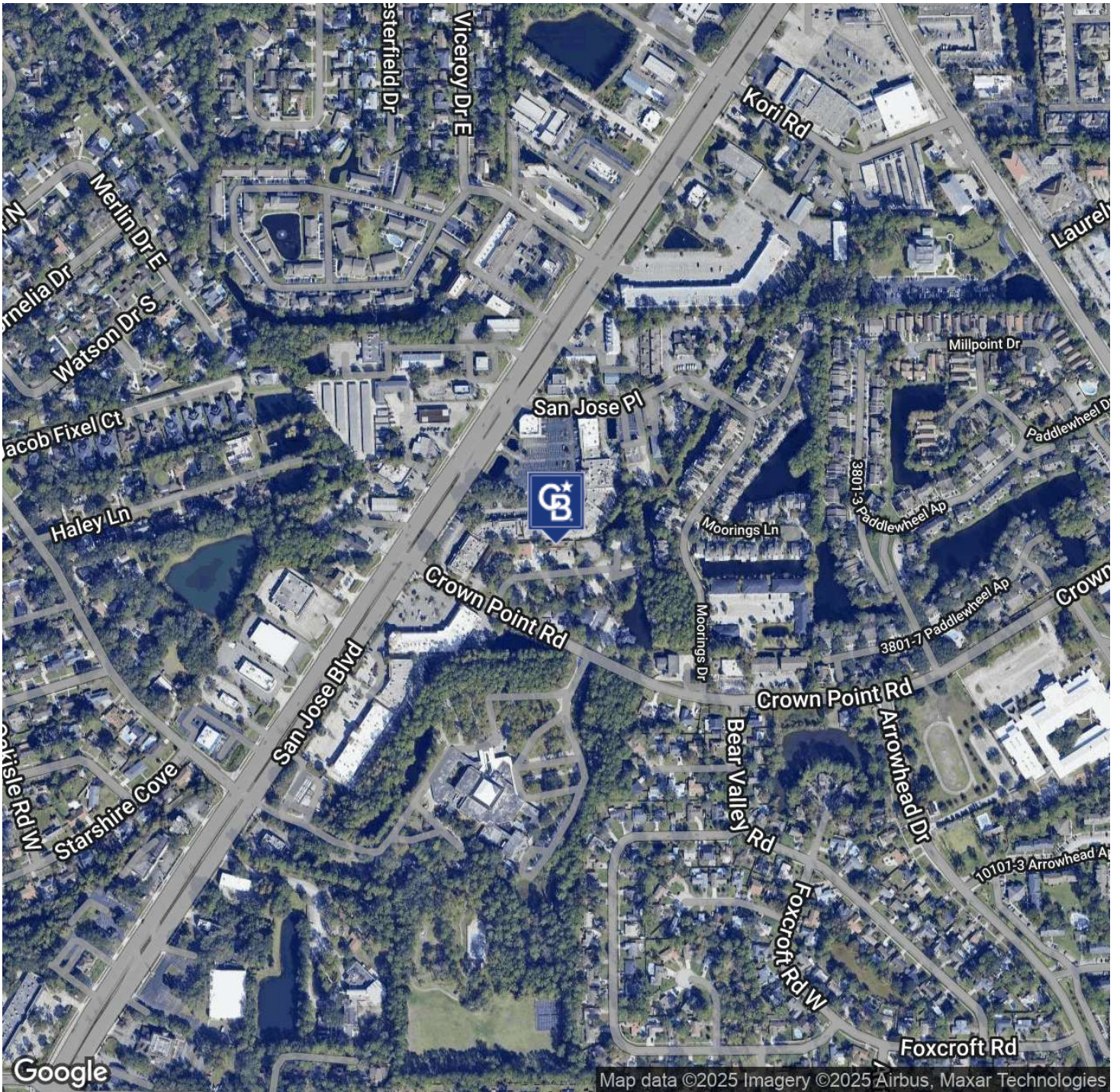


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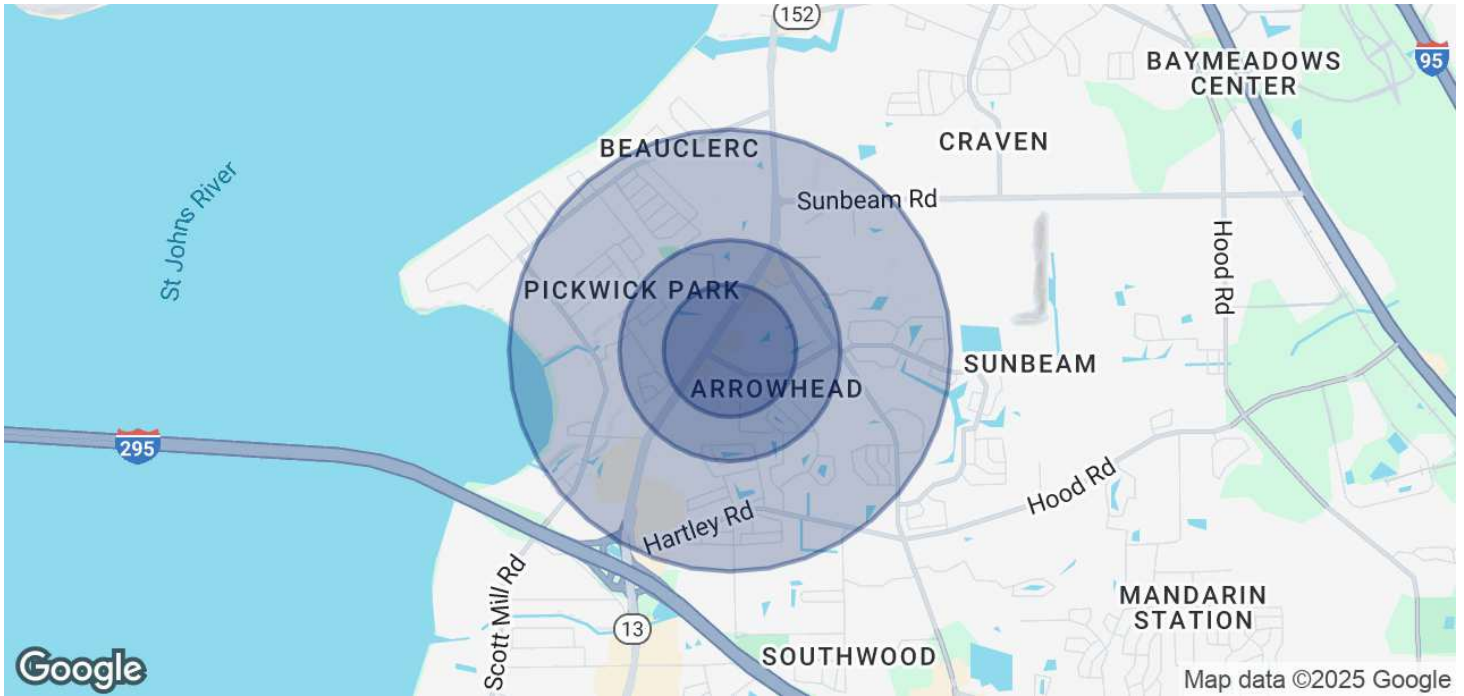


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-----|-------|--------|
| Total Population | 845 | 2,789 | 12,700 |
| Average Age | 44 | 44 | 43 |
| Average Age (Male) | 42 | 42 | 41 |
| Average Age (Female) | 46 | 46 | 44 |

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 363 | 1,188 | 5,433 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$114,658 | \$116,931 | \$111,495 |
| Average House Value | \$321,783 | \$324,907 | \$327,292 |

Demographics data derived from AlphaMap

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