



1406 Kingsley Ave

1406 Kingsley Ave, Orange Park, FL 32073



Tim Horvath

Bold City Property Management
1734 Kingsley Ave, Suite Unit 1, Orange Park, FL 32073
boldcitycommercial@gmail.com
(904) 323-1488



1406 Kingsley Ave

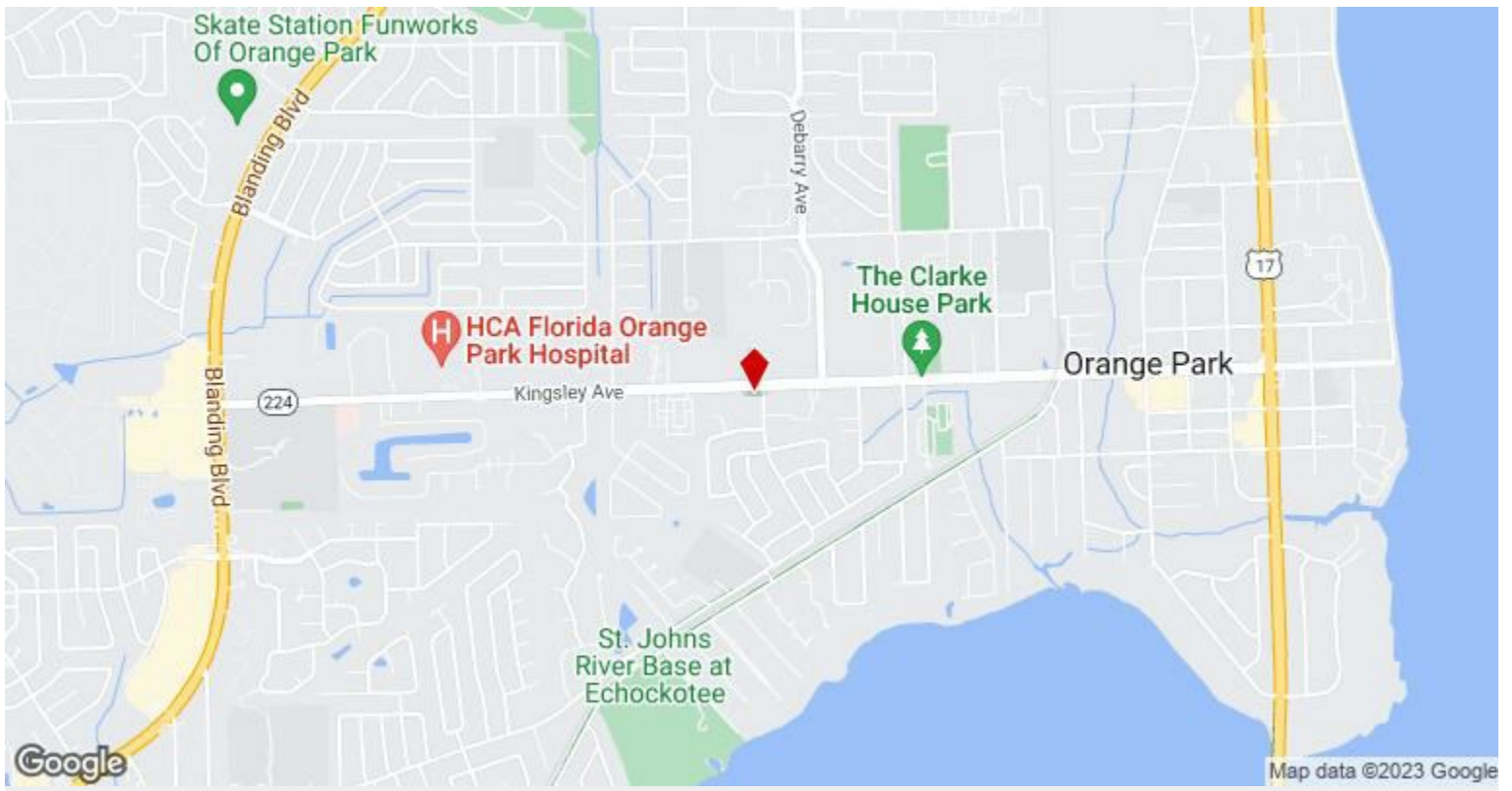
\$1,769,000

Limited supply of real estate on Kingsley avenue. This updated building sits on a traffic light cornered lot totaling over 1 acre. Kingsley Avenue has extremely limited supply for office space as Orange Park hospital continues to expand its growth and development near by. This is a true 7.5 Cap with built in rent increases. Great long term hold for any investor looking to enter this uniquely stabilized market. Opportunity for partial owner occupied scenario. Utilize the space for your own needs and create income from the other tenants to cover expenses....

- Fully Occupied income producing asset
- Great frontage on Kingsley avenue short distance from the hospital
- Traffic light cornered lot
- Recently updated with high end finishes



Price:	\$1,769,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.50%
Lot Size:	1.04 AC
Rentable Building Area:	8,633 SF
Rentable Building Area:	8,538 SF
No. Stories:	1
Year Built:	1976
Tenancy:	Multiple
Parking Ratio:	5.27/1,000 SF
Zoning Description:	CPO
APN / Parcel ID:	41-04-26-019500-000-00



1406 Kingsley Ave, Orange Park, FL 32073