



**SPECTRUM**  
REALTY SERVICES LLC

MULTIFAMILY  
**FOR SALE**

**821 - 835 Minnie Street, Jacksonville, FL 32204**



## MINNIE STREET APARTMENTS

8 Units

4 Buildings

1951 Year Built

**Marc Hassan, MBA, LCAM, Realtor**  
CEO/Broker

Visit us online at [www.spectrumrealtyco.com](http://www.spectrumrealtyco.com)

 904-389-7311

 [mhassan@spectrumrealtyco.com](mailto:mhassan@spectrumrealtyco.com)





This Confidentiality Agreement ("Agreement") is provided exclusively for your personal use to help determine your interest in a potential acquisition of the subject property ("Property"). This document includes selected information regarding the Property but does not represent the full condition or status of the Owner, the Property, or all necessary details for a property purchase. It is not comprehensive, and any data provided should not be solely relied upon for making purchase decisions.

The financial information, projections, and other details included in this Agreement are intended for general reference only and are based on assumptions regarding economic trends, market conditions, competition, and other variables outside the control of the Owner or Spectrum Realty Services, LLC. As such, all projections, assumptions, and figures provided are subject to significant change. All measurements, including square footage and acreage, are approximate. Additional information or the opportunity to inspect the Property can be made available to qualified and interested purchasers.

Neither the Owner nor Spectrum Realty Services, LLC, nor any of their respective agents, officers, or affiliates, guarantees the accuracy or completeness of this Agreement. No warranties, expressed or implied, are given, and no legal obligations shall be created through your receipt or use of this Agreement. You are expected to conduct your own due diligence and independent evaluation of the Property prior to any purchase decision.

The Owner retains the right to reject any expression of interest or offer, and to discontinue discussions with any party at any point, with or without prior notice. No legal commitments shall be established until a purchase agreement has been fully executed, delivered, and approved by the Owner, and any conditions therein have been satisfied or waived.

By accepting this Agreement, you acknowledge that its contents are confidential, and you agree to treat them as such. You agree not to disclose any part of this Agreement or its contents to any third party without prior written permission from the Owner or Spectrum Realty Services, LLC. Furthermore, you agree not to use the information in this Agreement in any manner that could harm the interests of the Owner or Spectrum Realty Services, LLC.

Some documents mentioned in this Agreement, such as leases or other property-related materials, may be summarized. These summaries do not offer a full or necessarily accurate reflection of the original agreements. Prospective buyers are expected to review such documents independently rather than relying on the summaries provided herein.

**PROPERTY SHOWINGS ARE AVAILABLE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR AGENT AT SPECTRUM REALTY SERVICES, LLC FOR FURTHER INFORMATION.**





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Minnie Street Apartments



**821 - 835 Minnie Street, Jacksonville, FL 32204**

**SALE PRICE: \$700,000**

### Property Highlights

- ✓ 4 Duplexes (8 Units)
- ✓ New Flooring in all 8 Units
- ✓ New Bathroom Vanities in all 8 Units
- ✓ New Light Fixtures in all 8 Units
- ✓ New Refrigerators in all 8 Units
- ✓ New Stoves in all 8 Units
- ✓ New Plumbing as needed 4 of 8 Units



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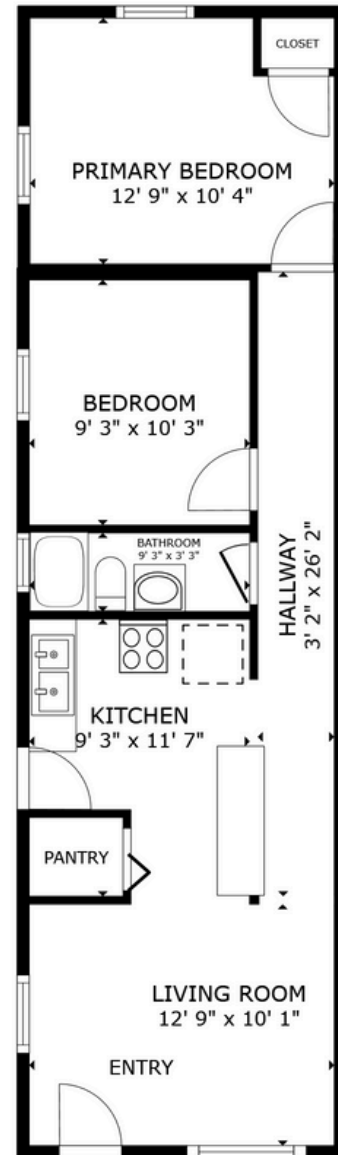




## Investment Highlights

- Building square footage is 1,400 SF for a total of 5,600 SF over all 4 Buildings
- Unit square footage is 700 SF per unit
- Highly occupied property producing monthly gross rent of \$7,365
- Unit mix includes 8 - 2 bedrooms, 1 bathrooms
- 1 Unit has remained vacant for showing purposes
- All utilities are metered separately and paid for by the tenants
- Property located in the Urban Core

## Typical Floor Plan



FLOOR PLAN

Dimensions are approximate.

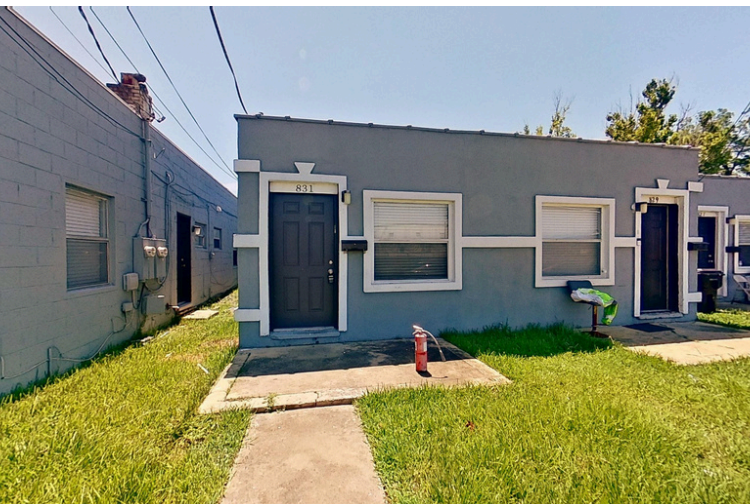




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**ADDITIONAL PROPERTY PHOTOS**



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**For more information about this property or additional real estate services, please contact:**

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