



446 GOLFAIR BOULEVARD

JACKSONVILLE, FL 32206

FOR SALE
\$579,000

PROPERTY DESCRIPTION

This charming multi-tenant commercial building, located in the bustling Downtown Northbank area of Jacksonville, FL, presents an exceptional opportunity for retail and storefront businesses. Built in 1925 and tastefully renovated in 2016, the building offers a blend of historic charm and modern convenience, with a total floor area of 5,760 square feet on a 0.48-acre lot. The building sees approximately 20,000 cars passing by each day, providing significant visibility for tenants and attracting foot traffic.

The property is well-suited for a variety of retail or office uses, with flexible layouts to accommodate multiple tenants. Positioned in a high-demand area, this building stands as a key opportunity to lease space in Jacksonville's vibrant downtown district.



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OFFERING SUMMARY

Price	\$579,000	Traffic	Approximately 20,000 CPD
Building Size	5,760 SF	Asset Class	Retail
Lot Size	0.48 AC	Zoning	CN
Buildout	Multi-tenant Storefront/ Retail Property	Ideal Use	Retail Shopping Center/ Neighborhood



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ESTIMATED PRO FORMA

CATEGORY	DETAILS	\$14/SF	\$15/SF	\$16/SF	\$17/SF
Rental Income					
Unit 1	1,000 sf	\$14,000	\$15,000	\$16,000	\$17,000
Unit 2	1,000 sf	\$14,000	\$15,000	\$16,000	\$17,000
Unit 3	1,000 sf	\$14,000	\$15,000	\$16,000	\$17,000
Unit 4	1,000 sf	\$14,000	\$15,000	\$16,000	\$17,000
Unit 5	1,000 sf	\$14,000	\$15,000	\$16,000	\$17,000
Total Gross Rental Income		\$70,000	\$75,000	\$80,000	\$85,000
Operating Expenses					
Insurance	\$5,000				
Taxes	\$3,192				
Maintenance Fees	\$2,000				
Total Operating Expenses (with Maintenance)	\$10,192				
NOI (without NNN)		\$59,808	\$64,808	\$69,808	\$74,808
NOI (with NNN)		\$70,000	\$75,000	\$80,000	\$85,000
Cap Rate (without NNN)		10%	11%	12%	13%
Cap Rate (with NNN)		12%	13%	14%	15%

Disclaimer: Returns are estimated based on the current market rates.



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