

SALE

BUILDING 300

550 Balmoral Circle N, Jacksonville, FL 32218



PROPERTY DESCRIPTION

Building 300 in Busch Office Pavilion Professional Office Park is available for sale in North Jacksonville, specifically in the Busch Drive Business Park, these are mostly occupied with brand new 5yr leases in place. The office suites are in the process of being fully converted into office condominiums. This is a great opportunity for an owner user to occupy 1,080 SF while collecting the income from the remaining tenants in the building. This is a rare NNN investment opportunity that is below replacement cost and it will not last.

PROPERTY HIGHLIGHTS

- Brand New 5YR NNN Leases!
- Rare 8.11% Cap Rate Opportunity!
- Development in the Park includes Sam's Club, U.S. Post Office, Medical and Professional Offices!
- New Industrial, Retail, Residential Developments Nearby Provides Continued Growth!
- Easy Ingress and Egress to Property!

LOCATION DESCRIPTION

This location offers easy access to the bustling I-95 highway. Specifically, it is located near the Dunn Avenue and Busch Drive exit, making it highly accessible for commuters and visitors alike.

OFFERING SUMMARY

Sale Price:	\$999,999
Building Size:	4,253 SF
Cap Rate:	8.11%
NOI:	\$81,125.76

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,942	7,433	16,802
Total Population	4,784	17,947	39,009
Average HH Income	\$59,412	\$60,689	\$53,268

Eric Maimo

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Adam Lanteigne

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Bob Buckmaster, CCIM

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**COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES**

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COLDWELL BANKER
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UNIT #305

Available for Occupancy



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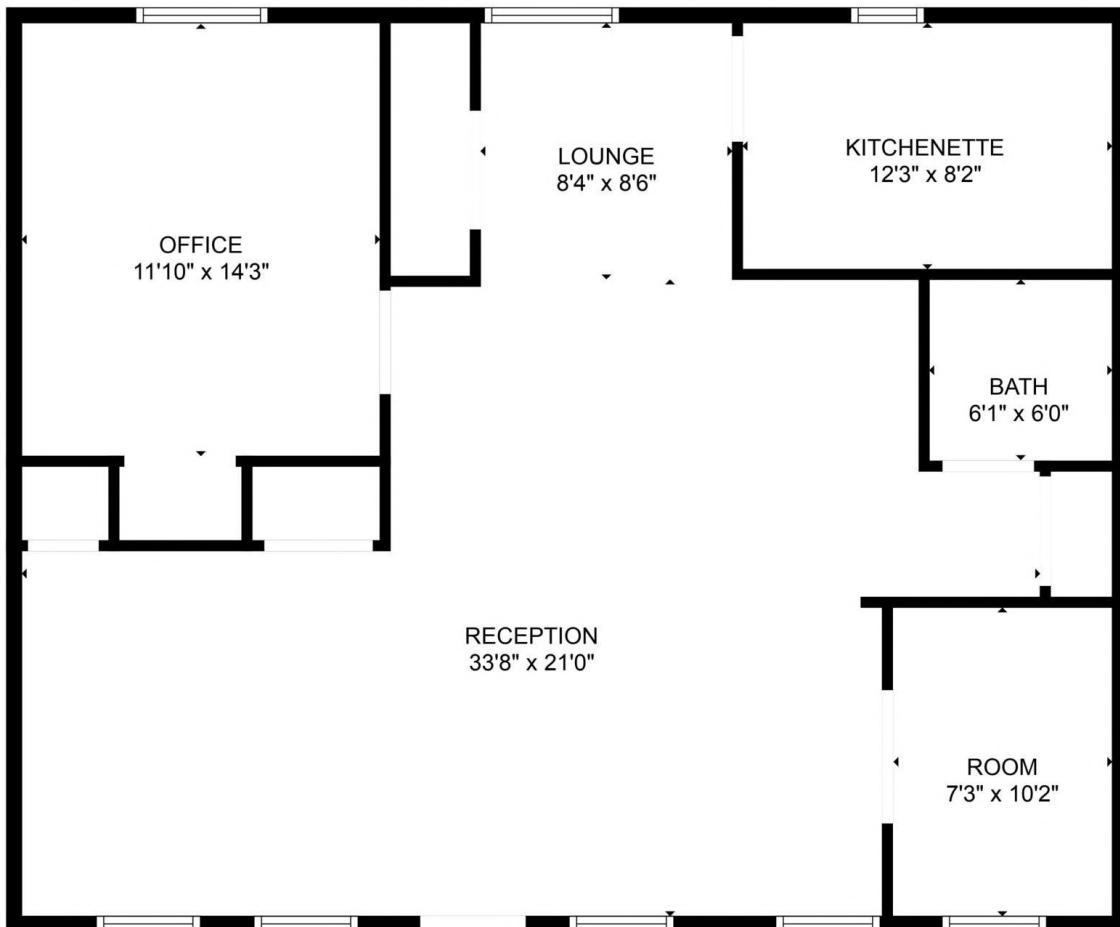


COLDWELL BANKER
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SALE

UNIT #305

1,080 SF



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

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550 BALMORAL CIRCLE N

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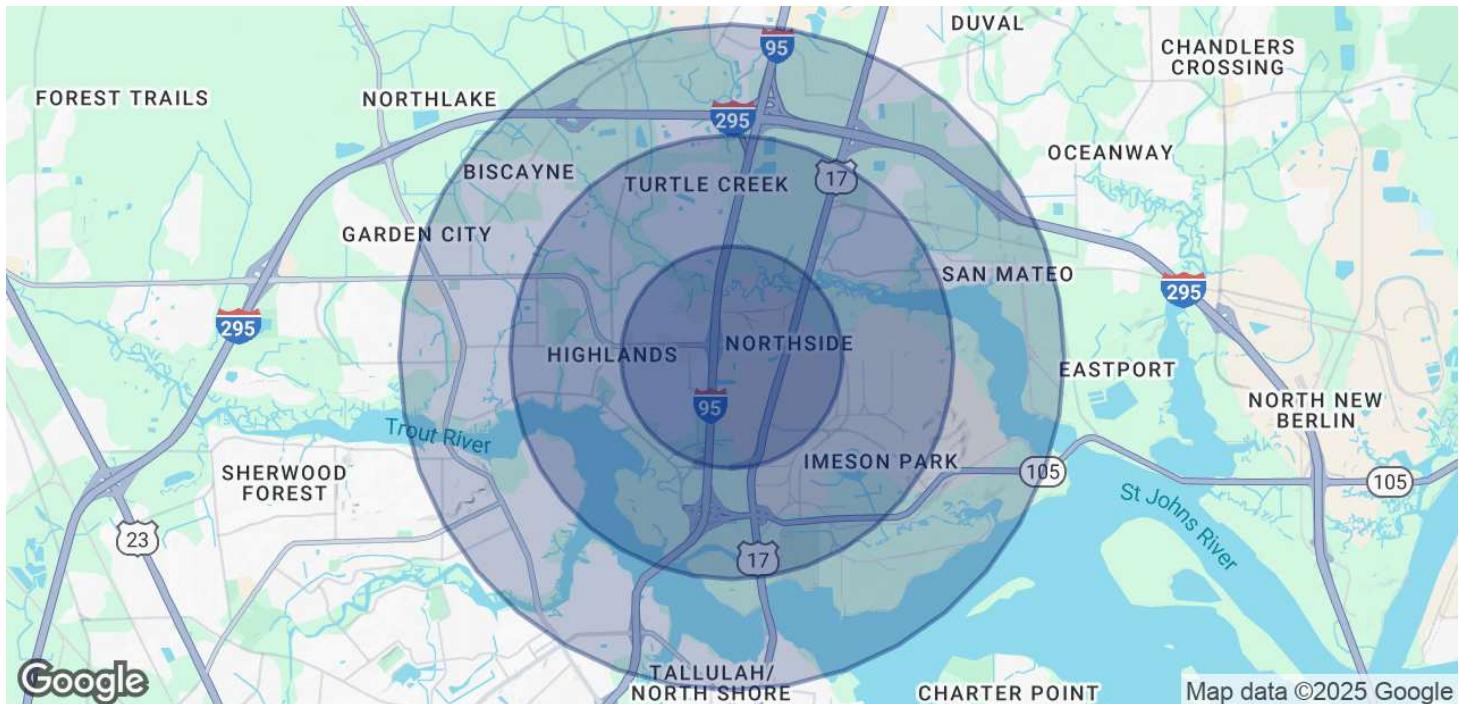


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550 BALMORAL CIRCLE N

Jacksonville, FL 32218



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,784	17,947	39,009
Average Age	29.2	36.1	37
Average Age (Male)	32.4	36.4	35.6
Average Age (Female)	28.4	35.2	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,942	7,433	16,802
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$59,412	\$60,689	\$53,268
Average House Value	\$106,441	\$127,469	\$128,699

2020 American Community Survey (ACS)

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Monthly Income	SF	Mo./Net	\$psf	Annual % Inc.	Lease Term	Options
Tenant	4200		\$19.32			
Weswen and The Express	820	\$ 1,298.33	\$19.00	3%	9/1/2024-9/30/2029	Yes
NurseDX of Florida	740	\$ 1,243.20	\$20.16	3%	3/1/2023-2/28/2028	Yes
Vacant	1080	\$ 1,710.00	\$19.00	3%	VACANT	No
Garvin Family Adventures	740	\$ 1,171.67	\$19.00	3%	1/1/2025-12/31/2029	Yes
Christine's Allure Events at	820	\$ 1,337.28	\$19.57	3%	4/1/2024-3/31/2029	Yes
Total Monthly Income		\$ 6,760.48				
Yearly Expenses				<u>Summary</u>		
All Expenses Tenant Paid NNN		\$24,528.00			Yearly Income	\$ 81,125.76
					Yearly Expenses	\$ 24,528.00
				<u>N.O.I.</u>		\$ 81,125.76
				<u>Purchase Price</u>	\$ 238.10	\$ 999,999.99
Total Expenses		\$24,528.00	\$ 5.84	<u>Cap Rate</u>		8.11%