

COMMERCIAL BUILDING FOR SALE AND LEASE

MEDICAL OFFICE/OFFICE PROPERTY FOR SALE OR LEASE

6050 SAINT JOHNS AVENUE, PALATKA, FL 32177



PRIMEREALTY



For More Information:

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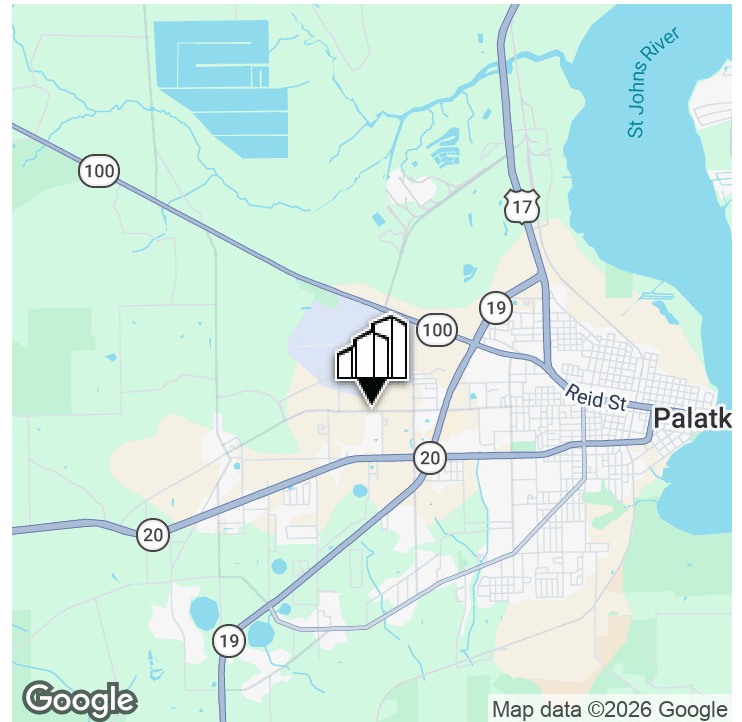
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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

6050 Saint Johns Avenue, Palatka, FL 32177



OFFERING SUMMARY

Sale Price:	\$1,550,000
Lease Rate	\$12.00 PSF
Building Size:	14,520 SF
Price / SF:	\$106.75
Land Size	2.12 acres

PROPERTY OVERVIEW

Prime Realty is proud to present, For Sale or Lease, this 14,520 SF former veterinarians' office on 2.12 acres of land, located on Saint John's Avenue in Palatka. Built out as a medical office, the two story building could be converted to a multi-tenant property. Located minutes from SR-19 (20,500 VPD) - the major retail corridor in Palatka, major retailers in the area include Home Depot, Lowes, Tractor Supply, Publix, Winn Dixie, and Walmart.

PROPERTY HIGHLIGHTS

- **Former Veterinarians' Office.** Built out as a two-story vet's office, The Property includes 4 Exam Rooms, 2 Surgery Rooms, 2 Offices, 6 Bathrooms, and additional rooms for various uses.
- **Ample Parking.** Situated on 2.12 acres, The Property has 55 parking spaces - plenty of parking for any tenant use.
- **Close Proximity to Major Corridor.** Located less than a mile from SR-19 (20,500 VPD), The Property has easy access to the major retailers and grocery stores in Palatka. Located minutes from HCA Putnam campus and adjacent to St. John's River College.
- **Recent Renovations.** In 2018 when the previous tenant took possession, they renovated the interior and the roof was updated in 2021.
- **Subdivision Available.** The building can be subdivided into two Units

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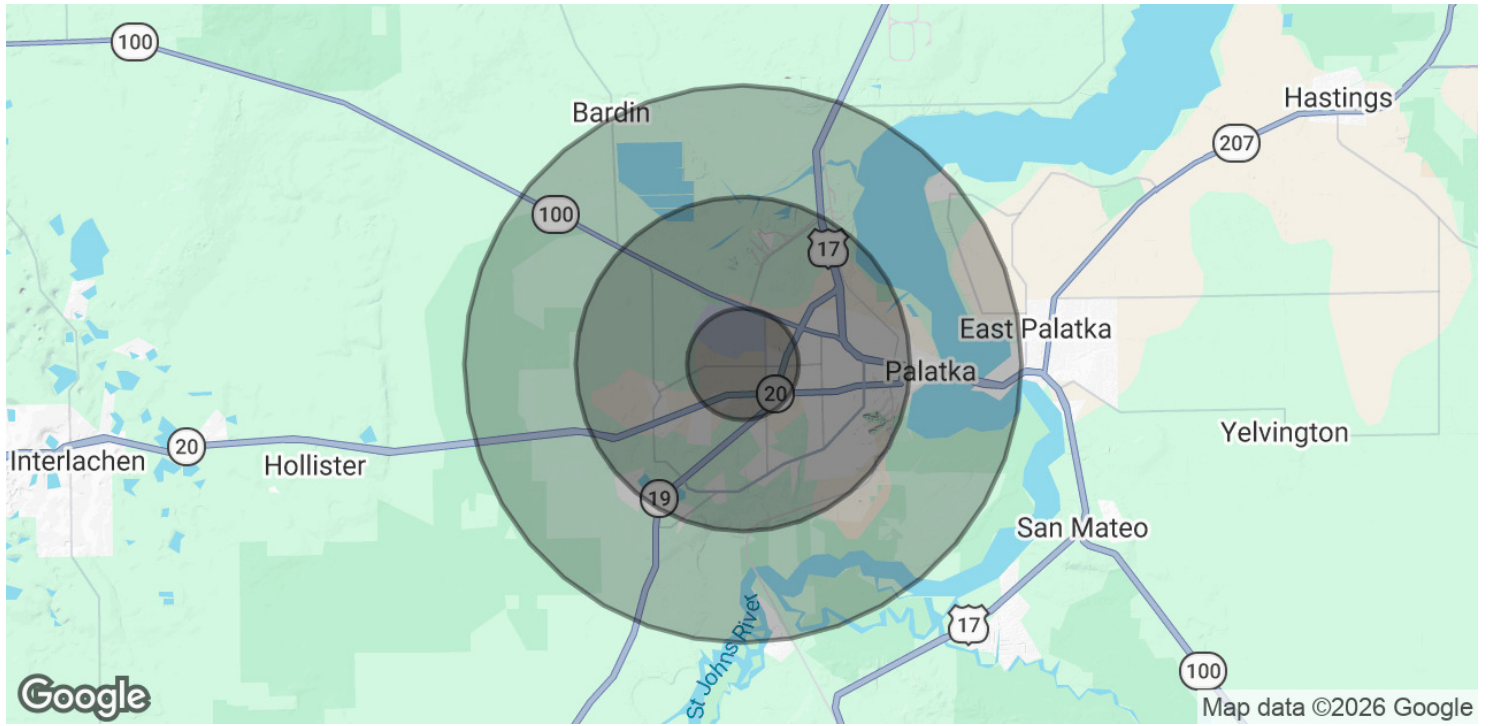


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,464	16,168	21,322
Average Age	38.9	39.2	39.9
Average Age (Male)	43.0	40.6	40.8
Average Age (Female)	39.9	42.1	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	596	6,439	8,723
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$51,323	\$52,151	\$58,068
Average House Value	\$187,442	\$145,882	\$154,370

2023 American Community Survey (ACS)

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