



## Waterfront Office

8850 Goodbys Executive Dr, Jacksonville, FL 32217



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## Waterfront Office

\$925,000

Two-story office on Goodbys Creek. Currently built out as three units. Goodbys Executive Office Park is located off Baymeadows Road near San Jose Boulevard in southwest Jacksonville. Easy access to US1 (Philips Highway), I-95 and I-295. Zoning: Commercial Office (CO)/Office Waterfront. Currently occupied by three tenants, however, owner will negotiate timing to terminate all or part of the space for owner/investor. The building exterior has been updated with new Hardy Board siding and a new roof. Several offices have Goodbys Creek views. The building can be remodeled for use by a single tenant....

- Exterior Siding and Roof Updated
- Goodbys Creek Views
- Located in Southwest Duval County
- Convenient to Primary Arterials



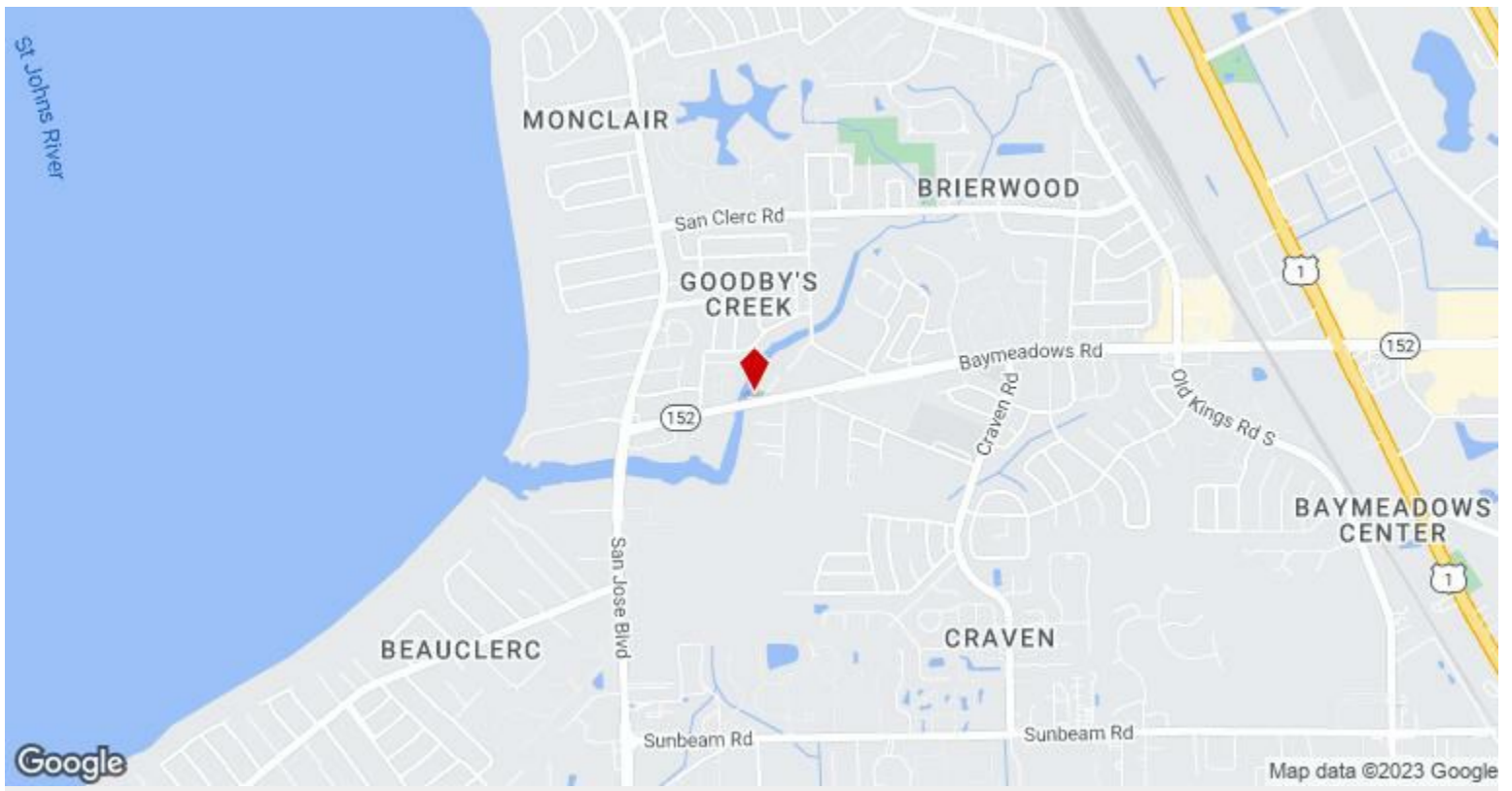
Price:	\$925,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment
Lot Size:	0.47 AC
Rentable Building Area:	4,209 SF
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No. Stories:	2
Year Built:	1987
Tenancy:	Multiple
Parking Ratio:	3.56/1,000 SF
Zoning Description:	Office Waterfront
APN / Parcel ID:	148774-1002
Walk Score ®:	43 (Car-Dependent)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Happy Body/Skin, LLC	-	
Reclaim Bodyworks, LLC	-	
Rutherford Medical	-	

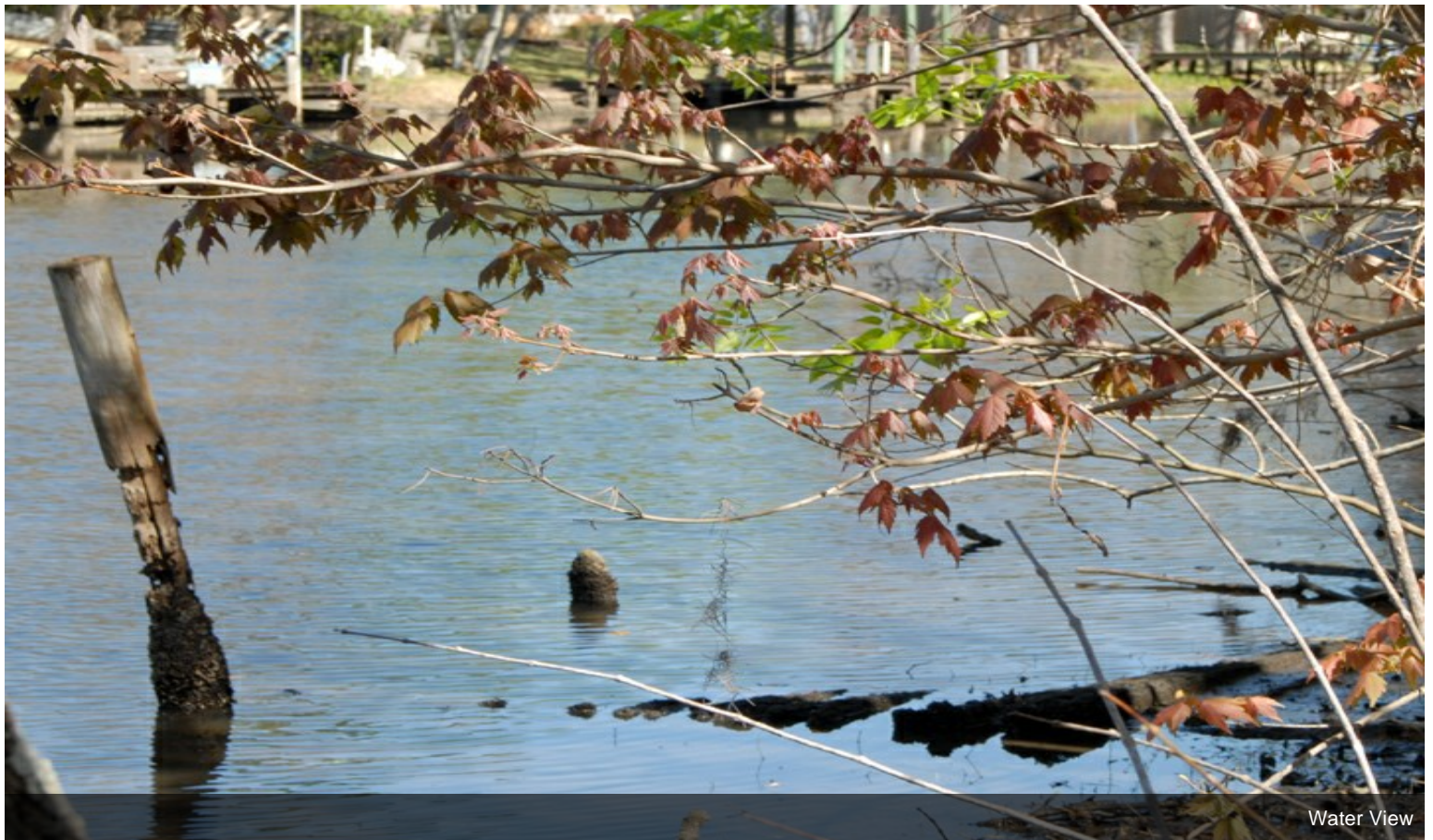


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# Property Photos

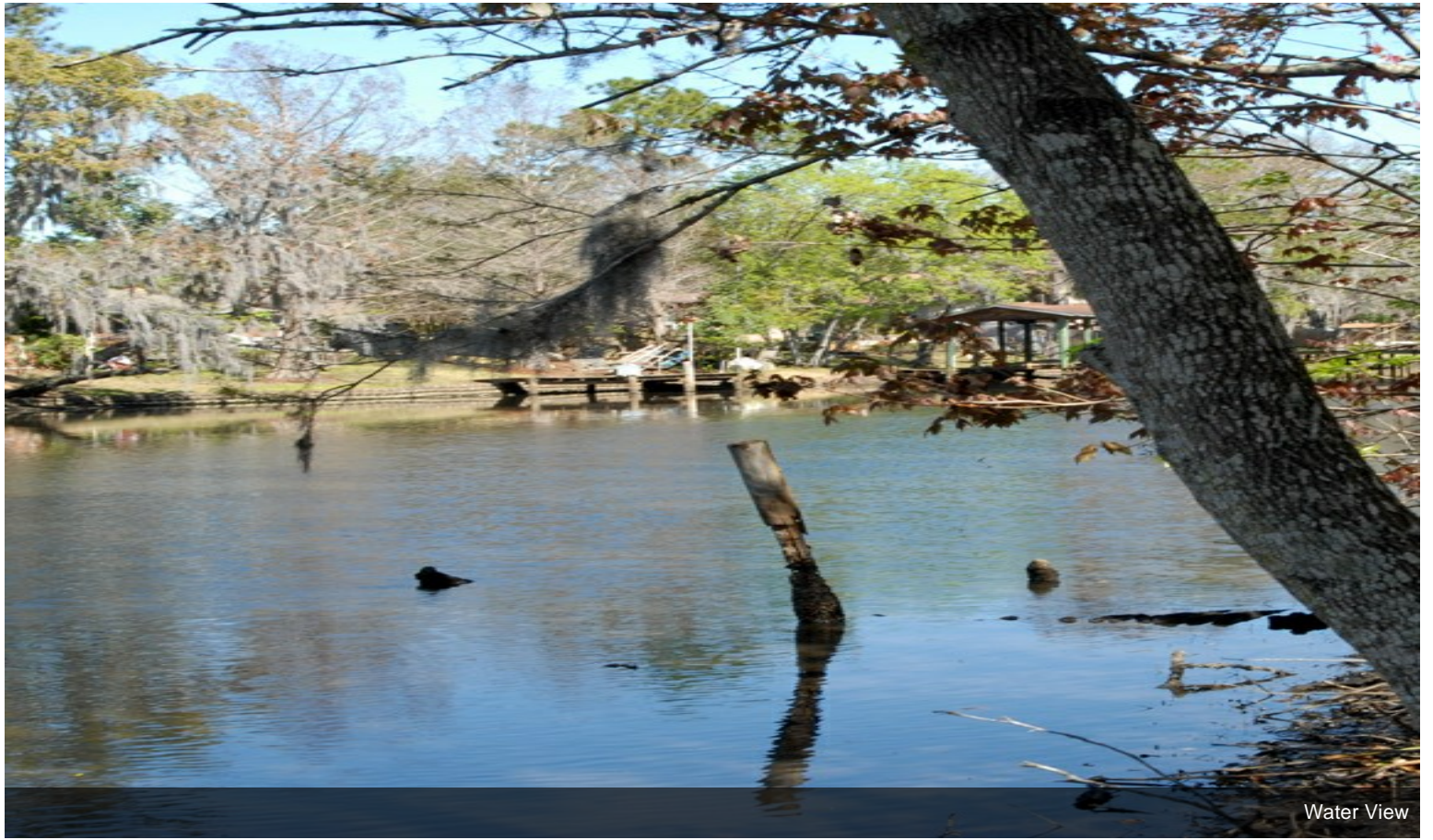


Water View

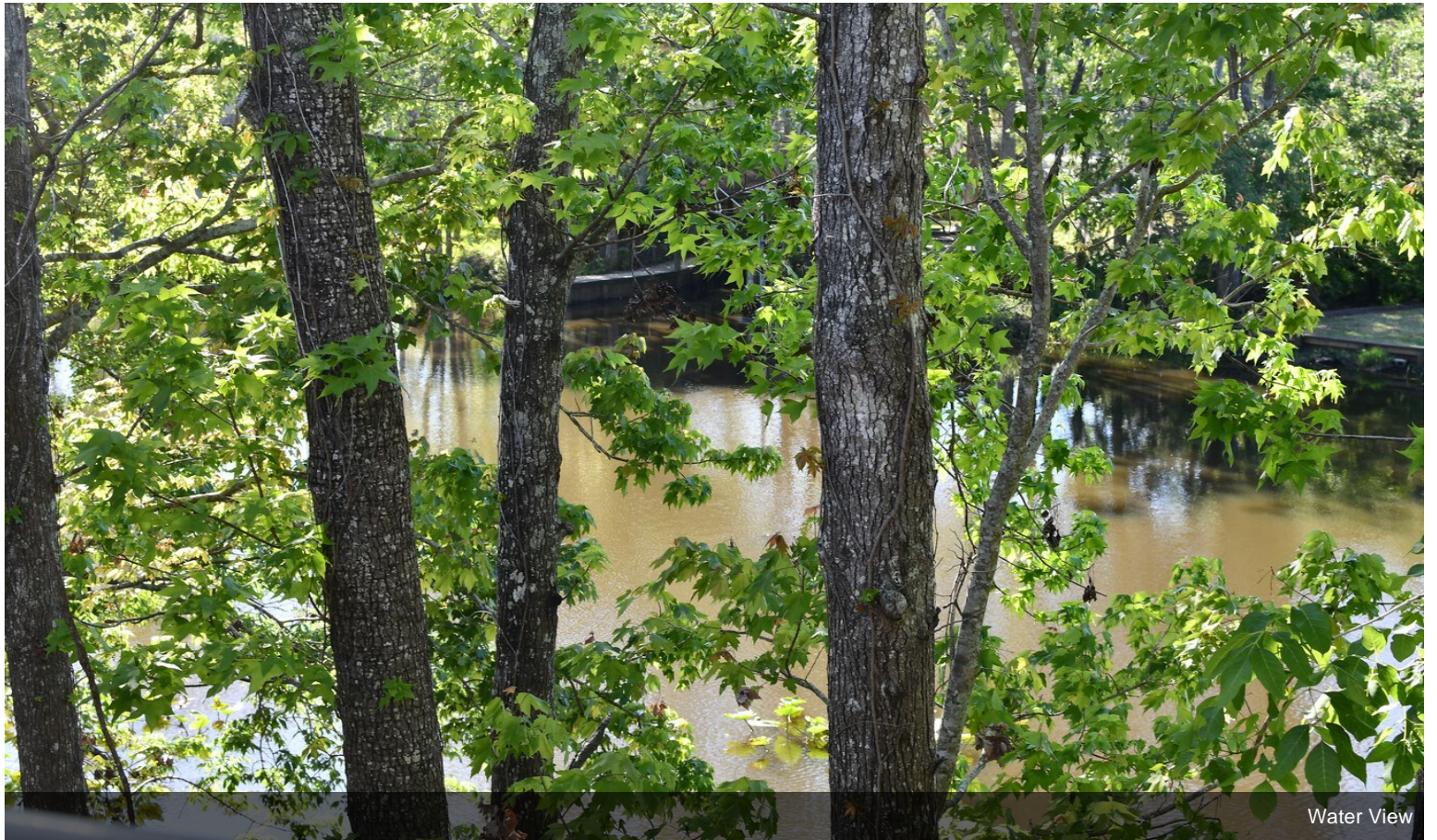


Water View

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