

2301 Park Ave • Bldg #300

Orange Park, FL 32073

Property Notes

Property Taxes	\$6,636.53 Annually
HOA Dues	\$1,042.00 Monthly
Insurance	\$4,376.20 Annually

NOI \$66,717.36 - \$23,516.73 = \$43,200.63

- Located right across the Street from the new Orange Park Medical Center
- Gross monthly rent is currently \$5,559.78 (not including Sales Tax),
All NNN Leases, with built-in Yearly Rent Increases
- Built in 1976, Gross Sqft 5,092, Finished Sqft 4,900, Occupied Sqft 4,405
- Leases available upon request.