

INVESTMENT SPECIAL 100% OCCUPIED OFFICE

3811 BLANDING BLVD, JACKSONVILLE, FL 32210

Kahle Commercial Group

3811 Blanding Blvd, Jacksonville, FL 32210



PROPERTY DESCRIPTION

Investment or Owner User property has excellent frontage on the corner of Blanding Blvd which offers ample climate controlled storage on the 2nd floor with capital improvements completed, including a new roof, exterior siding, exterior paint and HVACs this turnkey asset checks every box for an office building investor.

PROPERTY HIGHLIGHTS

- Suite 1 & 2 (2,870sf) New 2 year lease
- Tenant occupying Suite 3 on month to month lease
- Conveniently located on Blanding Blvd. near Cedar Hills
- 12-15 Parking Spaces

OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	3,620 SF
NOI:	\$51,000.00
Cap Rate:	7.85%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	5,335	77,094	231,667
Total Population	11,362	173,443	529,316
Average HH Income	\$65,906	\$61,971	\$62,674

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2821 Bolton Rd.
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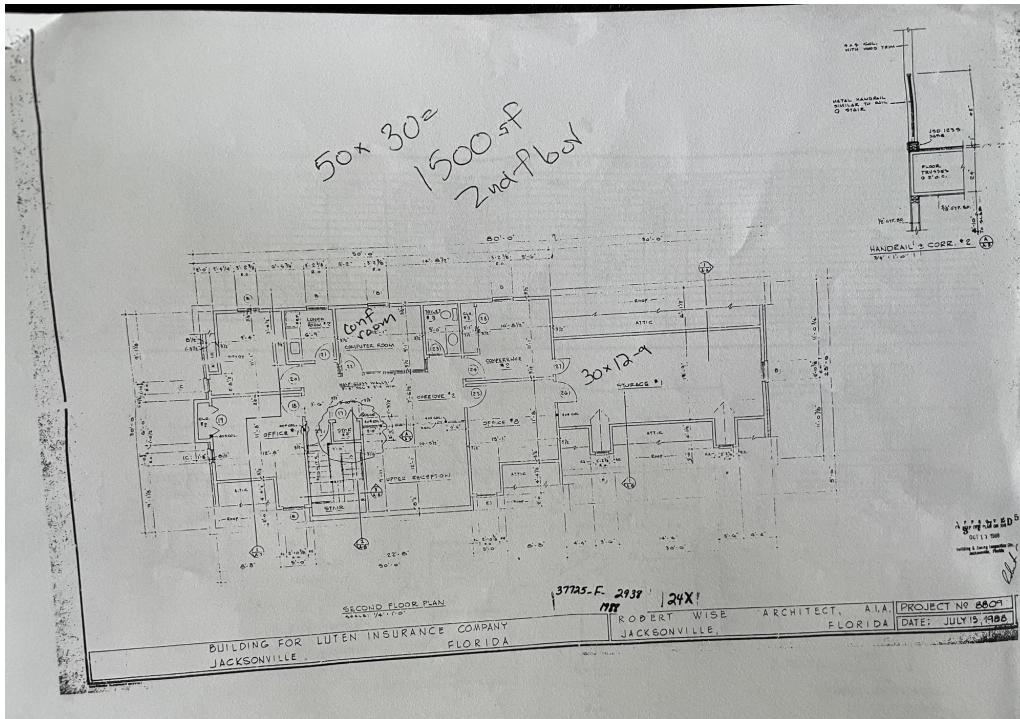
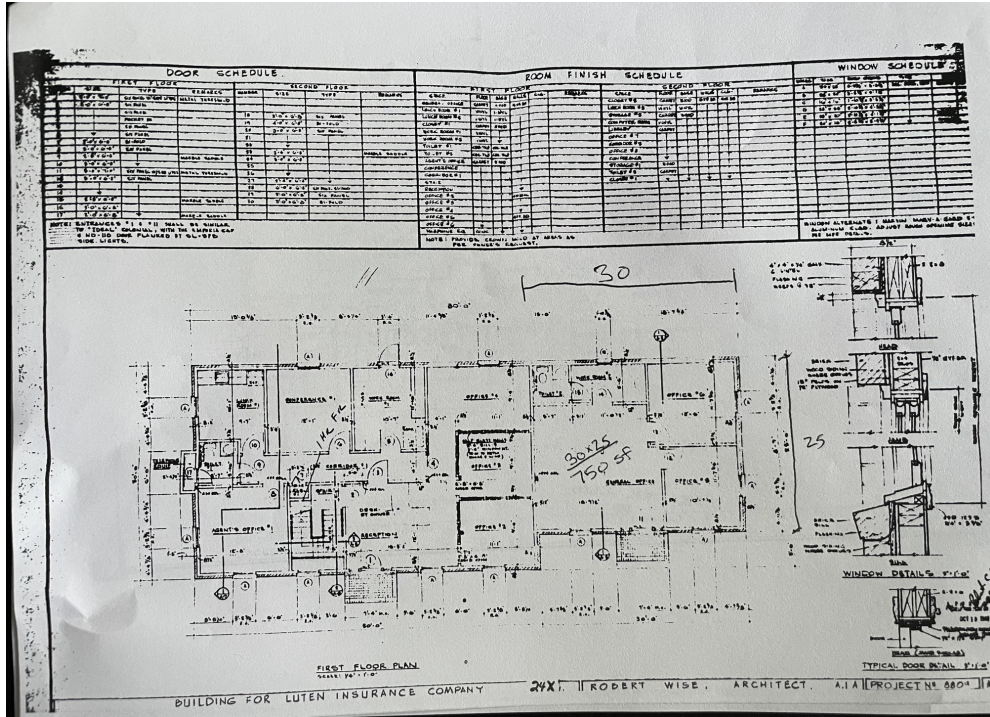
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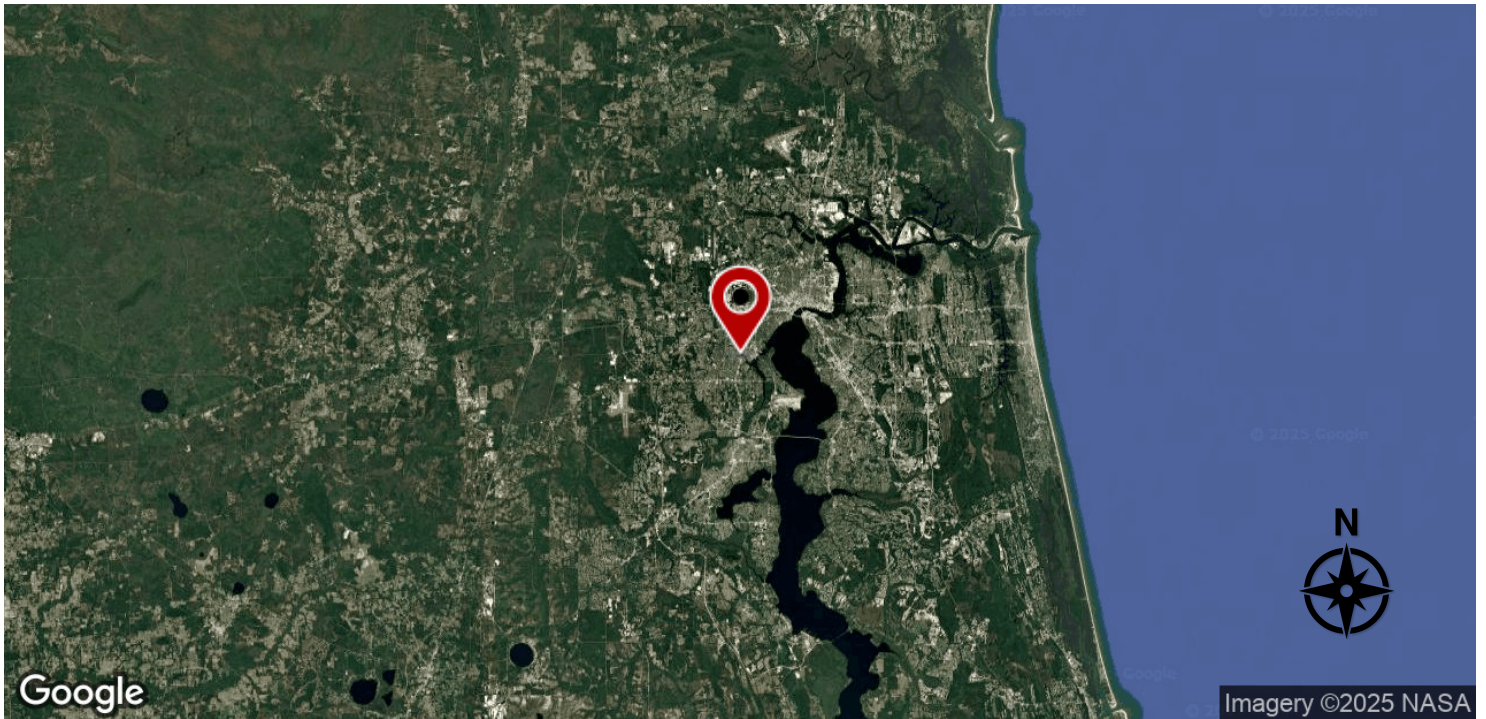
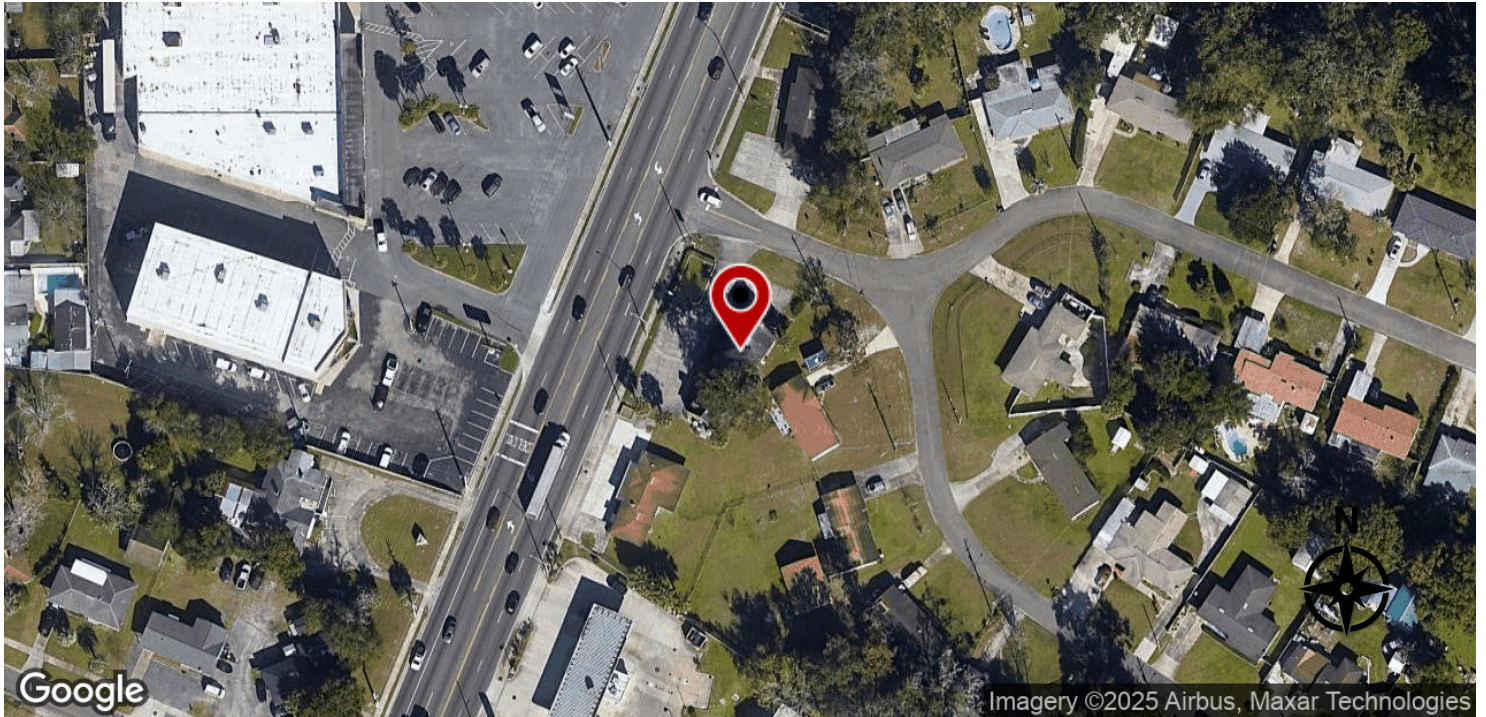
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