

446 GOLFAIR BLVD JACKSONVILLE, FL 32206

FOR SALE
PRICE: \$579,000



PROPERTY HIGHLIGHTS

Prime Location near Downtown Northbank area
Investment and Owner/User Opportunity

Rear Fenced Lot

3 out of 5 Tenants already in place

Blend of historic charm and modern convenience



Courtney Smith | Ryan Cleary
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OFFERING SUMMARY

Price	\$579,000
Total Lot Size	.48 acres
Property Type	Retail
Proposed Use	Shopping Ctr/Nbhd
Zoning	CN
Square Footage	5760
Parking Spaces	7
Parking Ratio	1.22
AADT	5,000



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PROPERTY DESCRIPTION

This charming multi-tenant commercial building, located in the bustling Downtown Northbank area of Jacksonville, FL, presents an exceptional opportunity for retail and storefront businesses. Built in 1925 and tastefully renovated in 2016, the building offers a blend of historic charm and modern convenience, with a total floor area of 5,760 square feet on a 0.48-acre lot. The building sees approximately 5,000 cars passing by each day, providing significant visibility for tenants and attracting foot traffic. The property is well-suited for a variety of retail or office uses, with flexible layouts to accommodate multiple tenants. Property is comprised of 5 units, each approximately 1,000 SF (17'x50') and equipped with a bathroom. Uniquely, unit 46 has 2 bathrooms, and unit 52 has 3-phase power and a shower.

Amazing Investment Opportunity: 3 of 5 units are currently leased at \$1,200/ each per mo NNN, once all 5 units are leased this property would yield a cap rate of 10+



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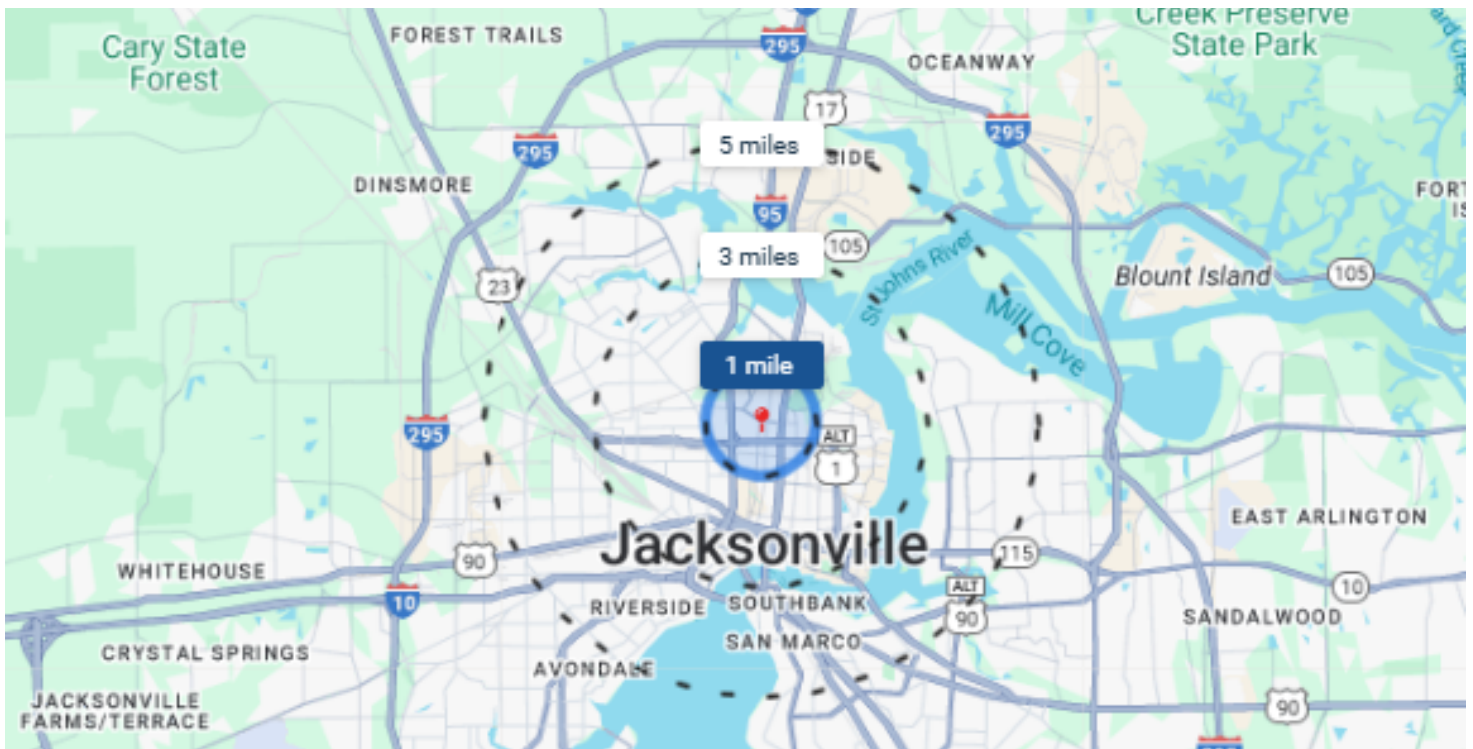
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Welch  *Team*

KW ST. JOHNS
KELLER WILLIAMS





DEMOGRAPHIC INFORMATION

Household Median Income	\$33k
Household Income Growth Rate	4%
2028 Household Estimate	\$34.5k
Age Demographics Median Age	36
Age Growth Rate	10%
Number of Employees	15.2k
Population	20.4k



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