

## INVESTMENT SPECIAL 100% OCCUPIED OFFICE

3811 BLANDING BLVD, JACKSONVILLE, FL 32210

Kahle Commercial Group

3811 Blanding Blvd, Jacksonville, FL 32210



### PROPERTY DESCRIPTION

- Current NOI \$51,000 / 7.3 % CAP
- Investment or Owner User
- Excellent Frontage on corner of Blanding Blvd
- Ample climate controlled storage on 2nd floor
- Capital improvements completed in the last year, new roof, exterior siding, exterior paint, HVACs

### 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:	\$700,000
Number of Units:	3
Lot Size:	10,995 SF
Building Size:	3,620 SF
NOI:	\$51,000.00
Cap Rate:	7.29%

### 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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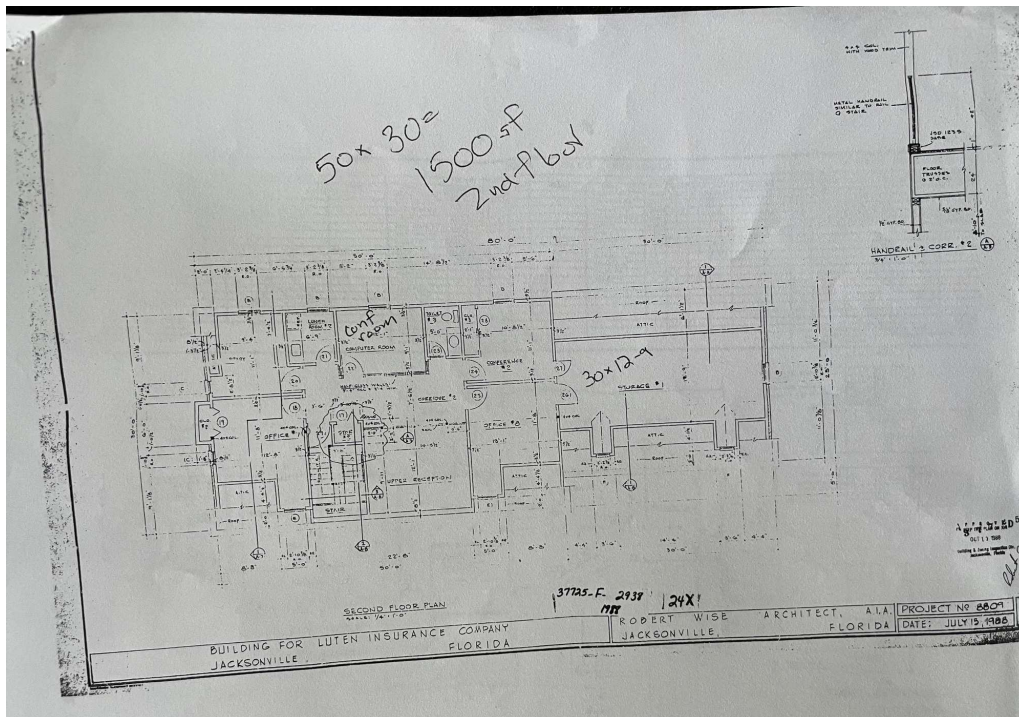
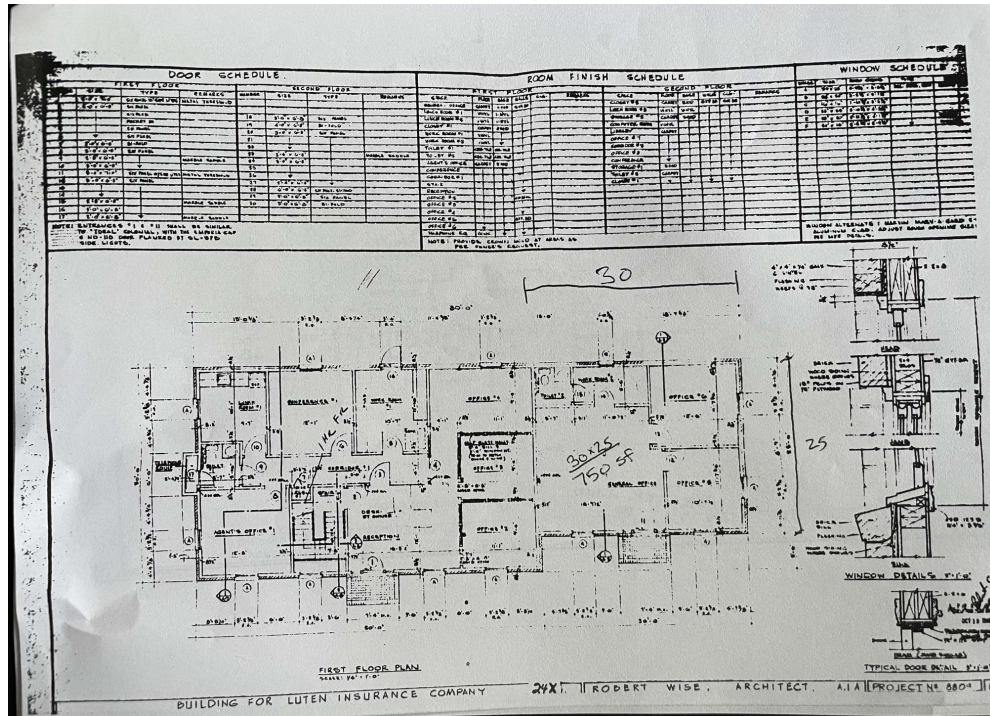


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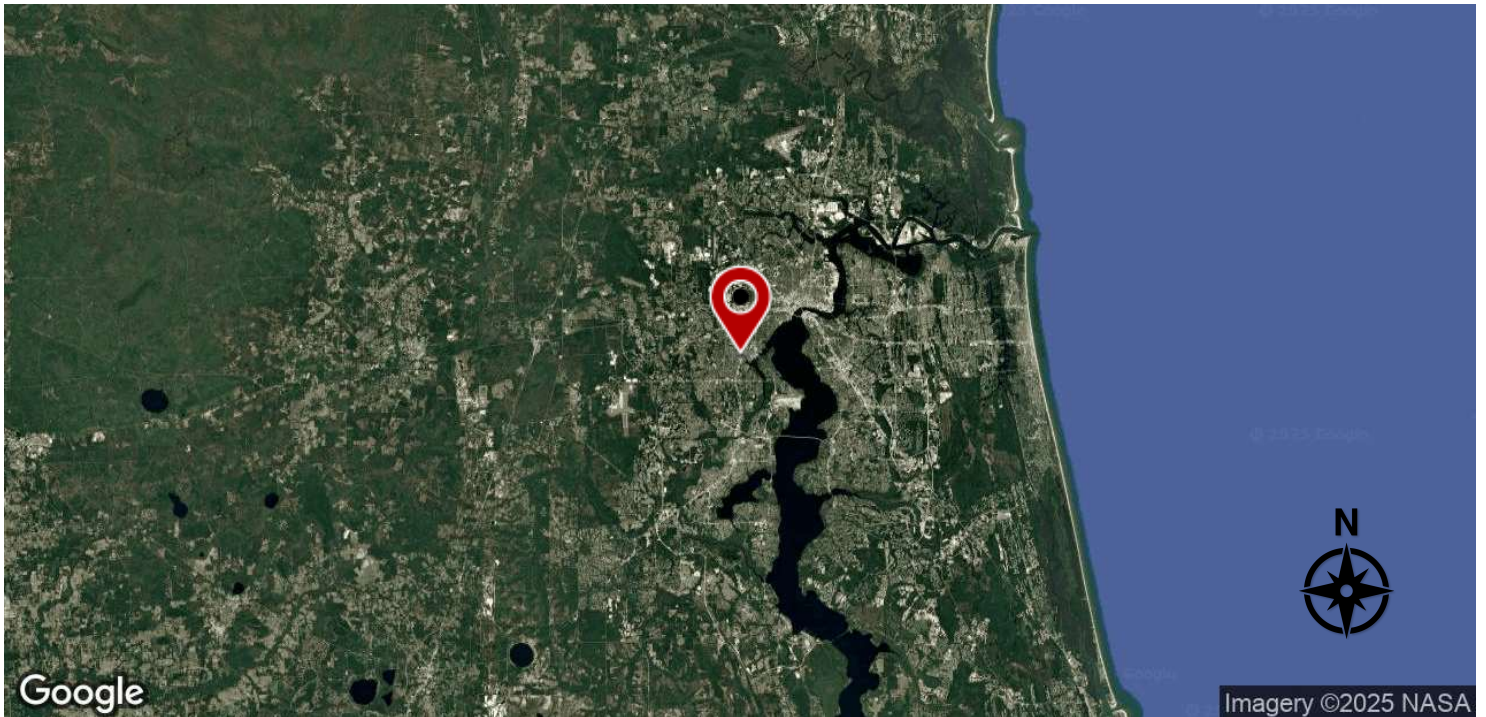
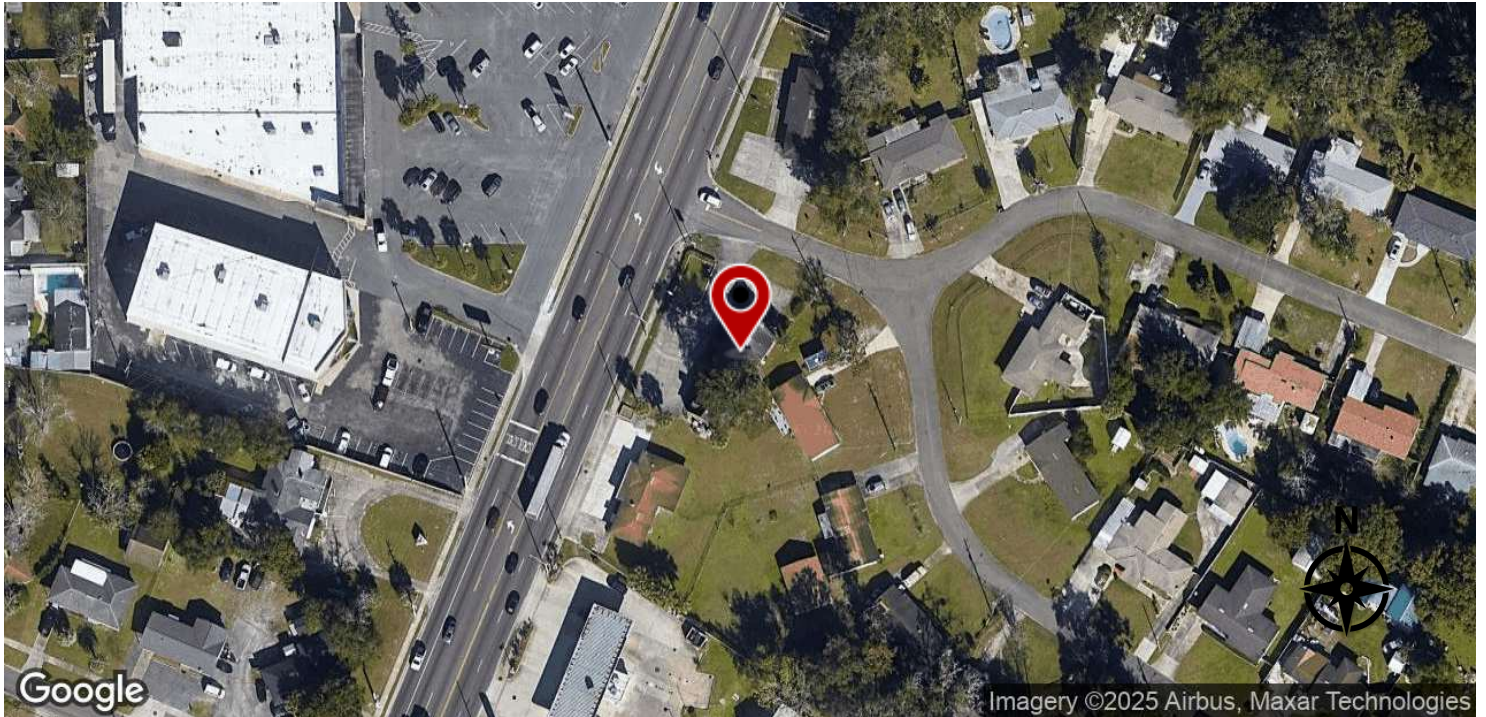


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