

## OFFICE FOR SALE ON KINGSLEY AVE

# 1543 KINGSLEY AVE #7

1543 Kingsley Ave #7, Orange Park, FL 32073

Kahle Commercial Group



### PROPERTY DESCRIPTION

Introducing 1543 Kingsley Ave #7, a prime commercial property offering versatile office and storage space in the heart of Orange Park. This single-unit building presents an exceptional opportunity for investors, with a commercial zoning and a modest association fee of \$275/month covering essential amenities such as water, landscaping, and garbage, this property is a sound investment.

### PROPERTY HIGHLIGHTS

- Over 6,000 SF office and storage space.
- Easily convert to 3 units for additional rental income
- No assigned parking, however, there are 10 parking spaces in front of this unit provide ample convenience for tenants and clients alike.

### OFFERING SUMMARY

Sale Price:	\$930,000
Lot Size:	2,500 SF
Building Size:	6,192 SF
Zoning:	CPO

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	22,688	47,425	181,509
Total Population	57,166	124,906	471,412
Average HH Income	\$85,138	\$100,093	\$100,494

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**CYNTHIA MCLAIN, CCIM**  
Broker  
O: 904.541.0700 XExt 1  
C: 904.545.4195  
cmclain@kahlecg.com

**SANDRA KAHLE, CCIM**  
Broker Associate  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

**KAHLE COMMERCIAL GROUP**  
2821 Bolton Rd.  
Suite A  
Orange Park, FL 32073

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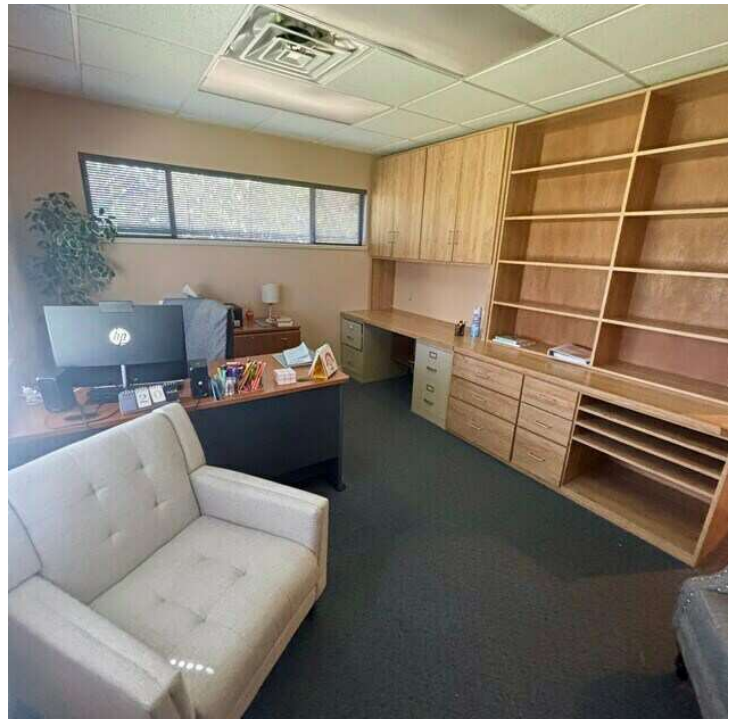
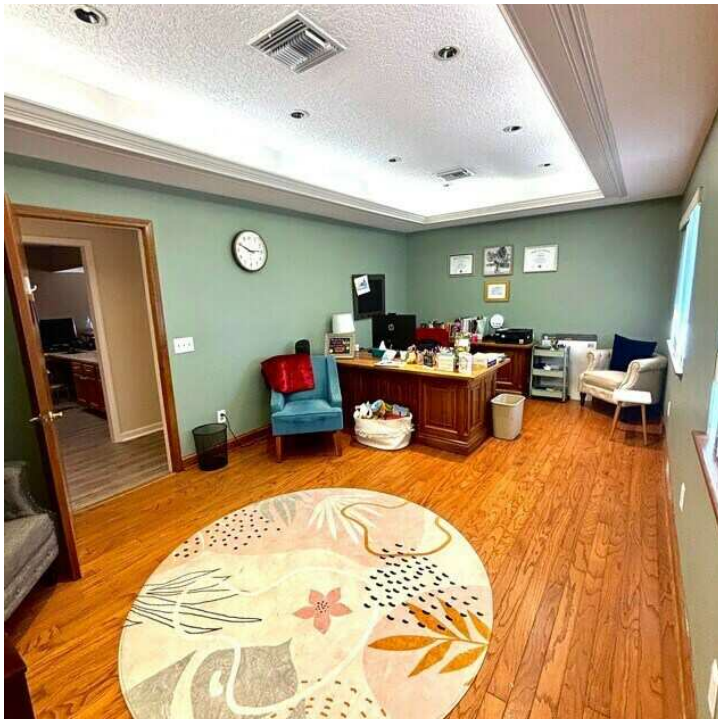
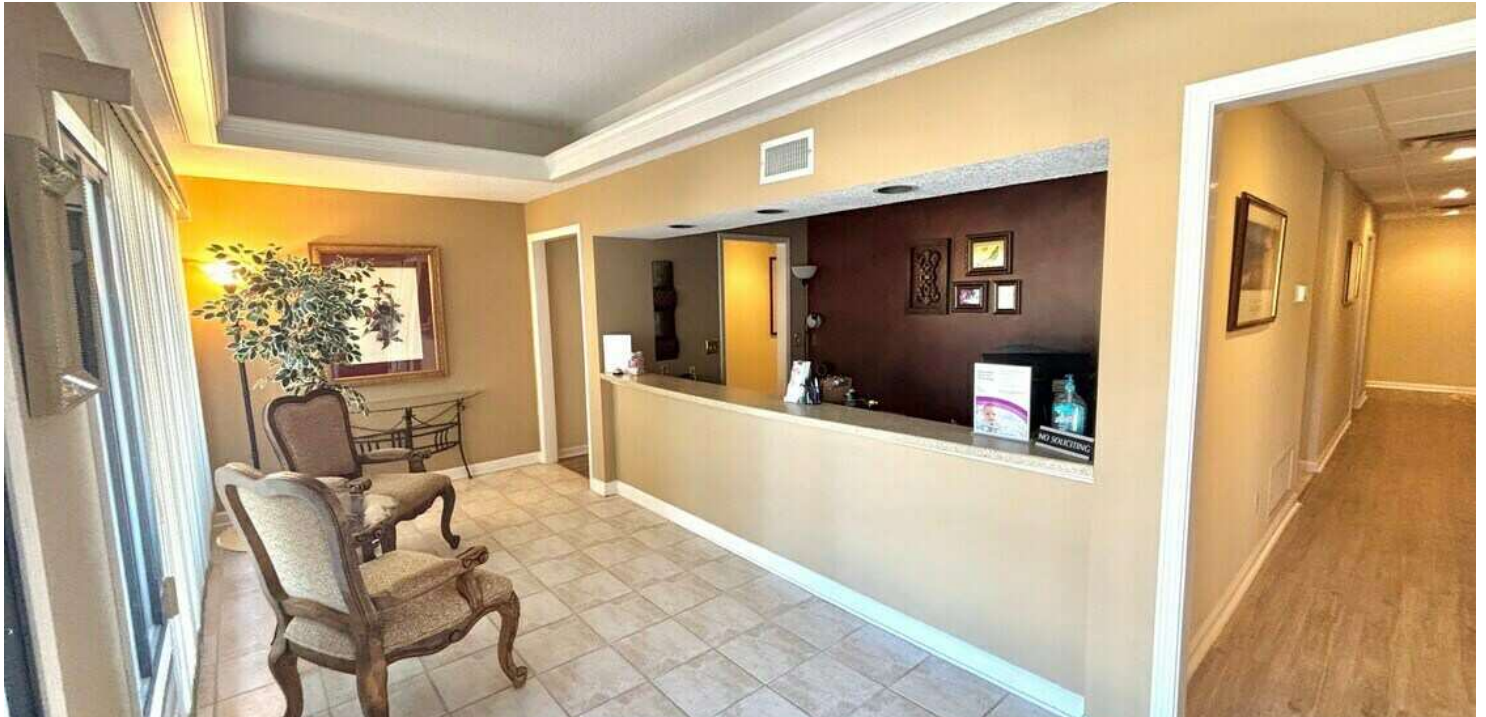


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### SANDRA KAHLE, CCIM

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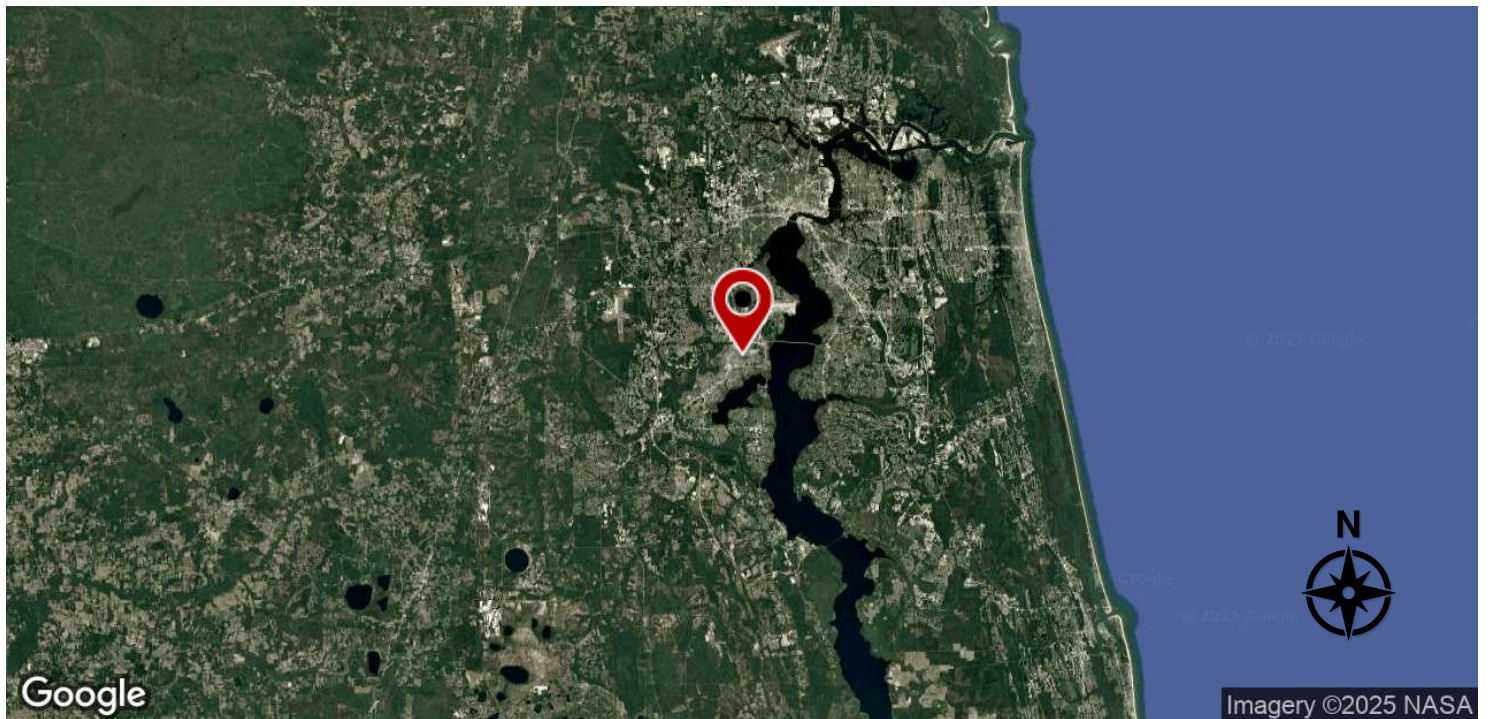
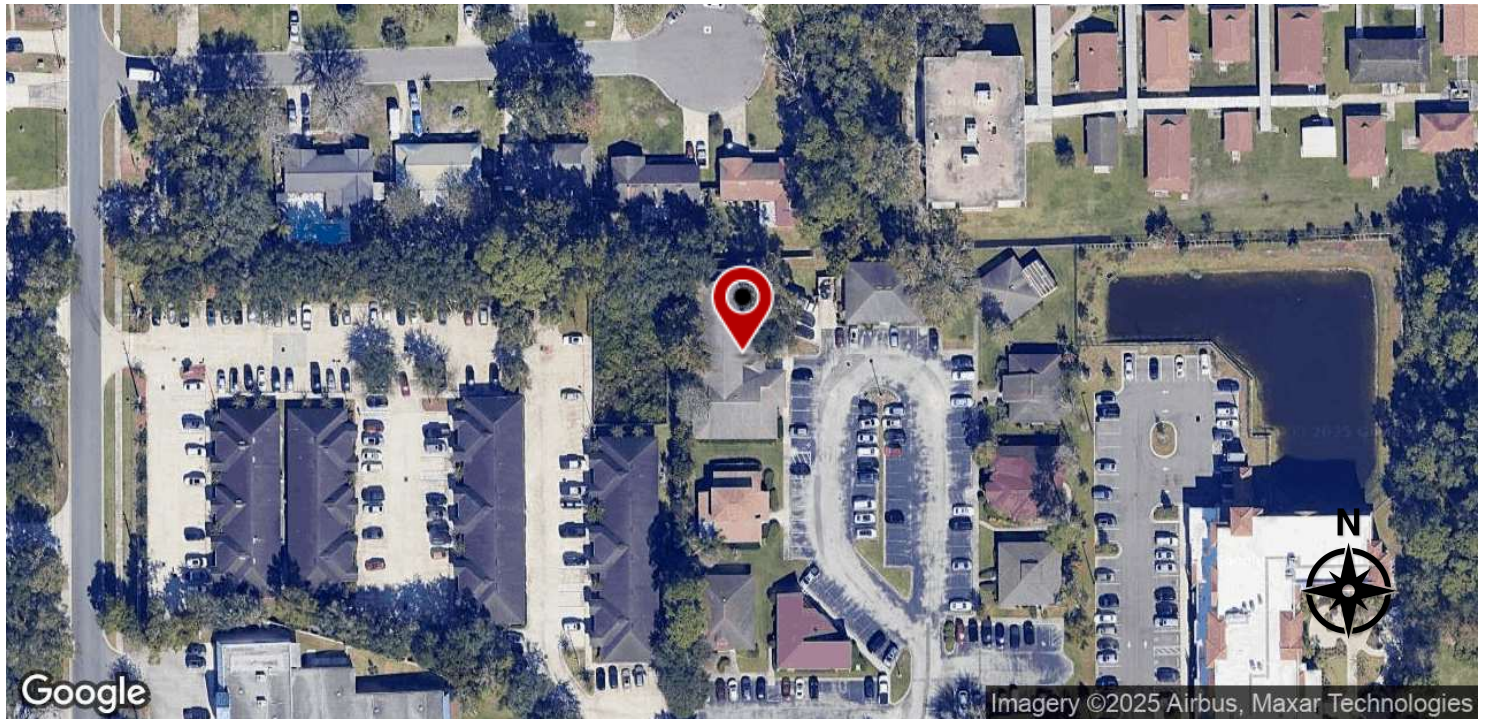


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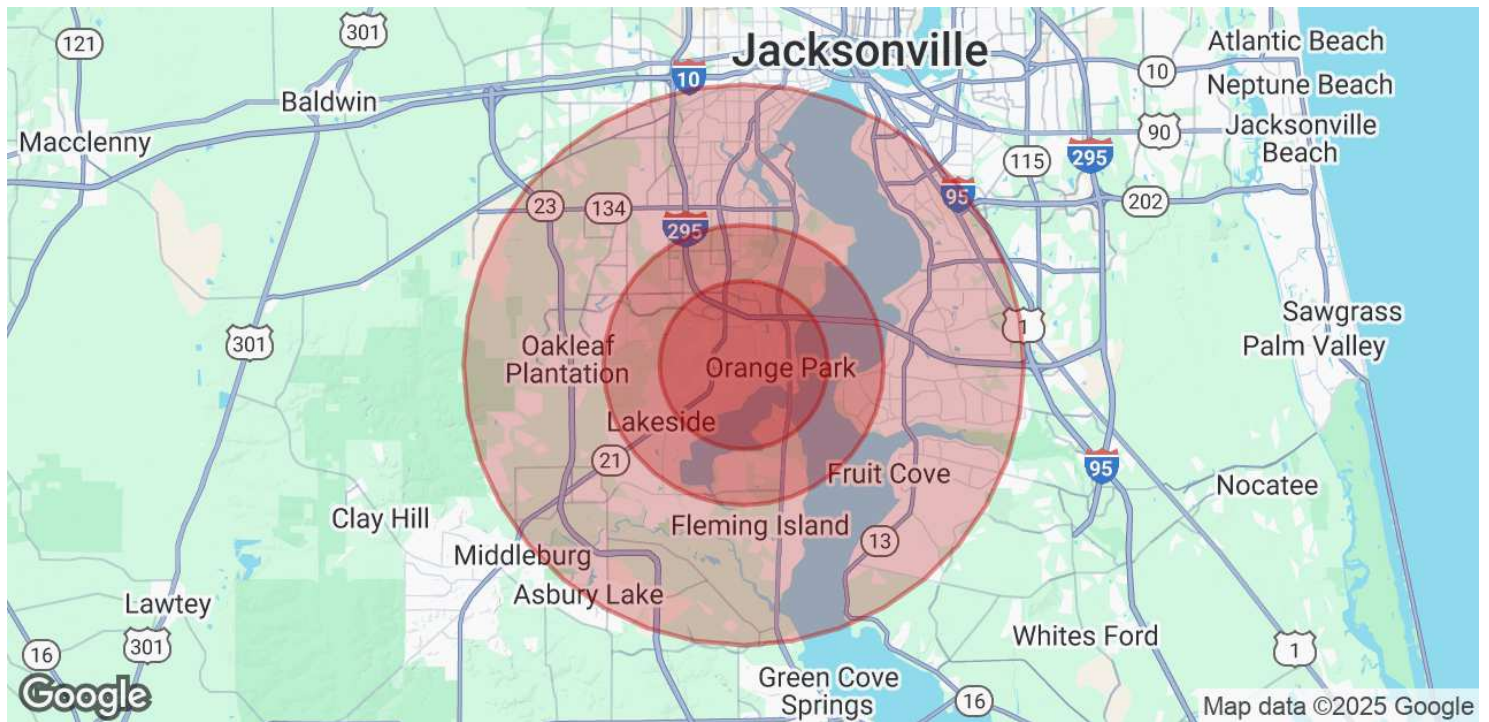
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	57,166	124,906	471,412
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,688	47,425	181,509
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,138	\$100,093	\$100,494
Average House Value	\$291,126	\$324,601	\$336,441

Demographics data derived from AlphaMap

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