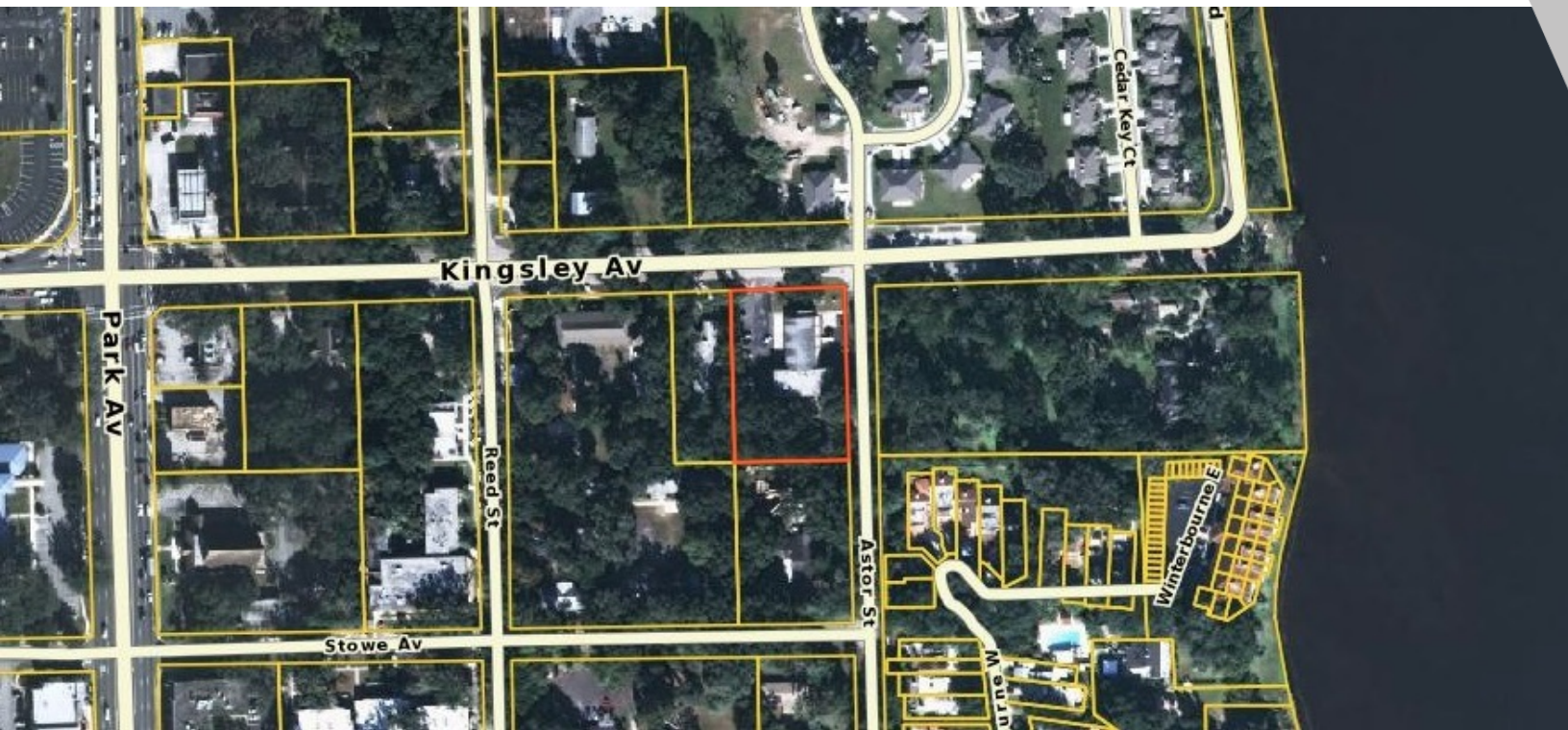


## OFFICE FOR SALE

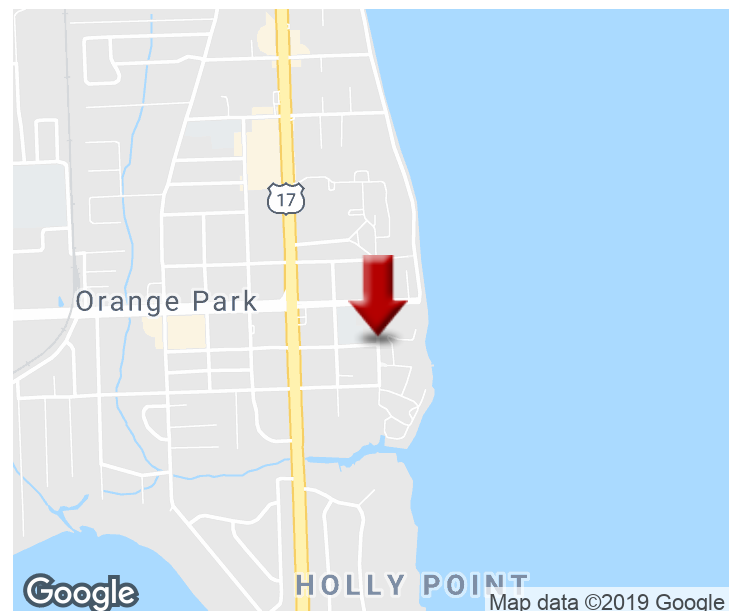
# 108 KINGSLEY AVE

108 Kingsley Ave, Orange Park, FL 32073



### PROPERTY FEATURES

- Excellent Office Space Available in Orange Park
- Building is divided into 3 sections :
- 1st Floor - 3600 SF of Medical Space and 3400 SF of Office Space for Tenant
- 2nd Floor - 3600 SF of unfinished open space and 3400 SF unused Office Space
- 4 Restrooms per floor, excessive parking, and limitless possibilities for the entire building
- 1 Acre near Moosehaven, St Johns River views, close to 295 and OP Medical Center
- \$550,000



**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Fleming Island, FL 32003

**SANDRA KAHLE, CCIM**  
Managing Director  
O: 904.541.0700  
C: 904.838.6446  
skahle@kahlecg.com

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

**Kahle Commercial Group**

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained herein.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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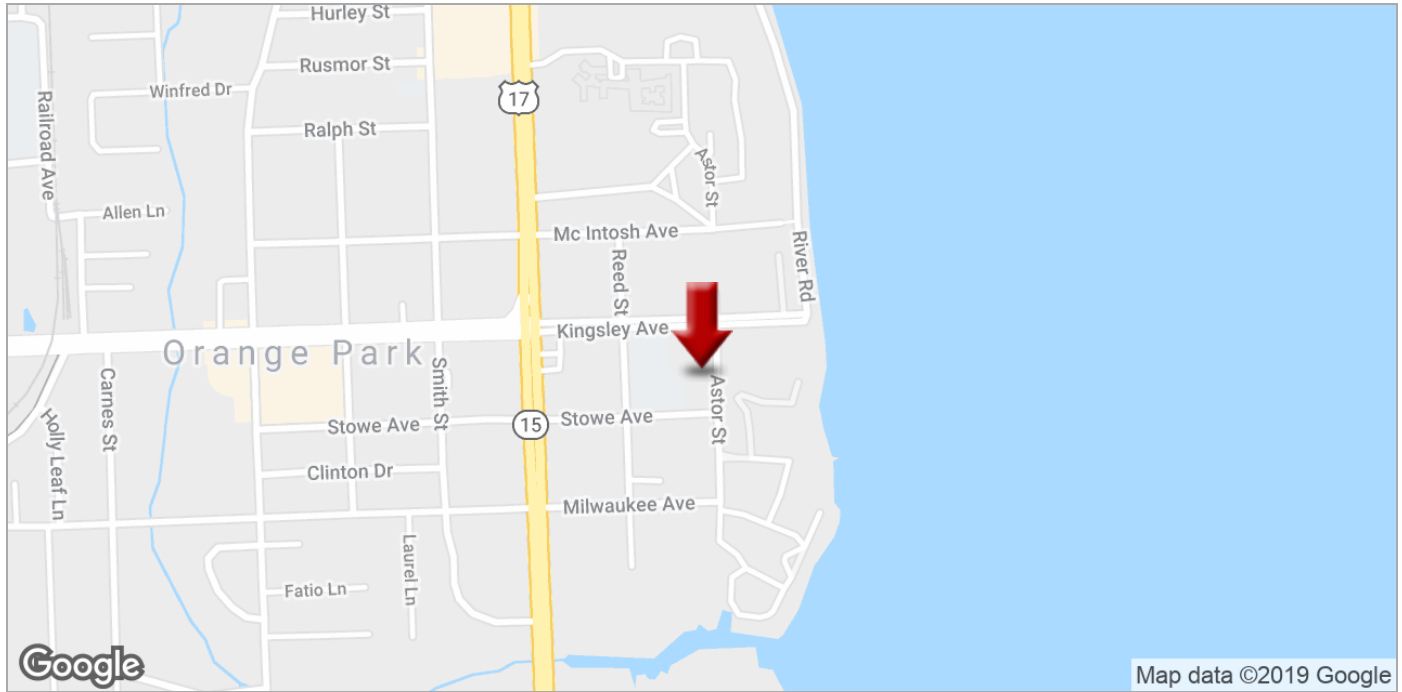


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# MAP SHOWING BOUNDARY SURVEY OF

LOT 1 & 2 BLOCK 14

ACCORDING TO THE PLAT OF

## SECTION 2 ORANGE PARK

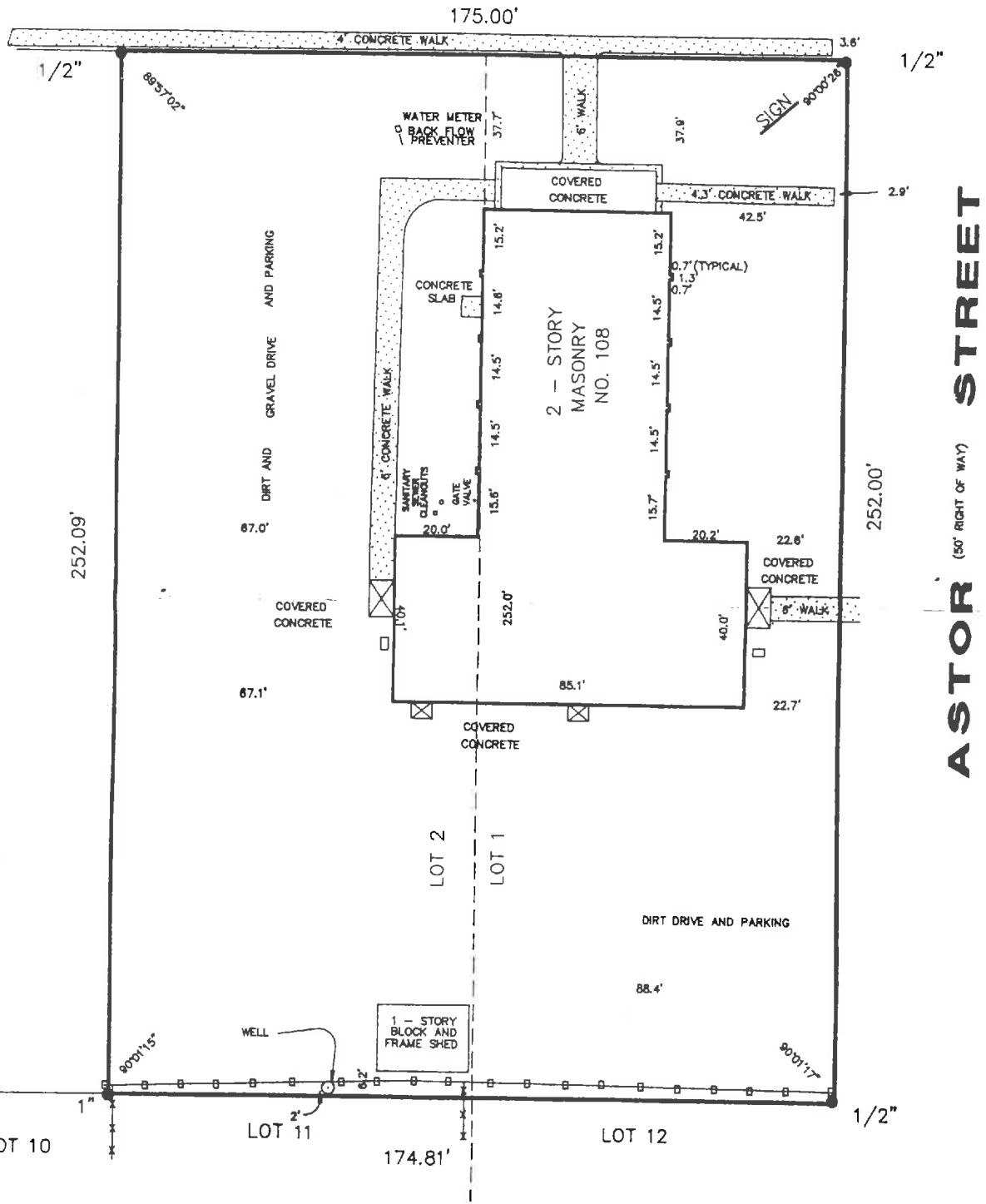
AS RECORDED IN PLAT BOOK 1, PAGE 23

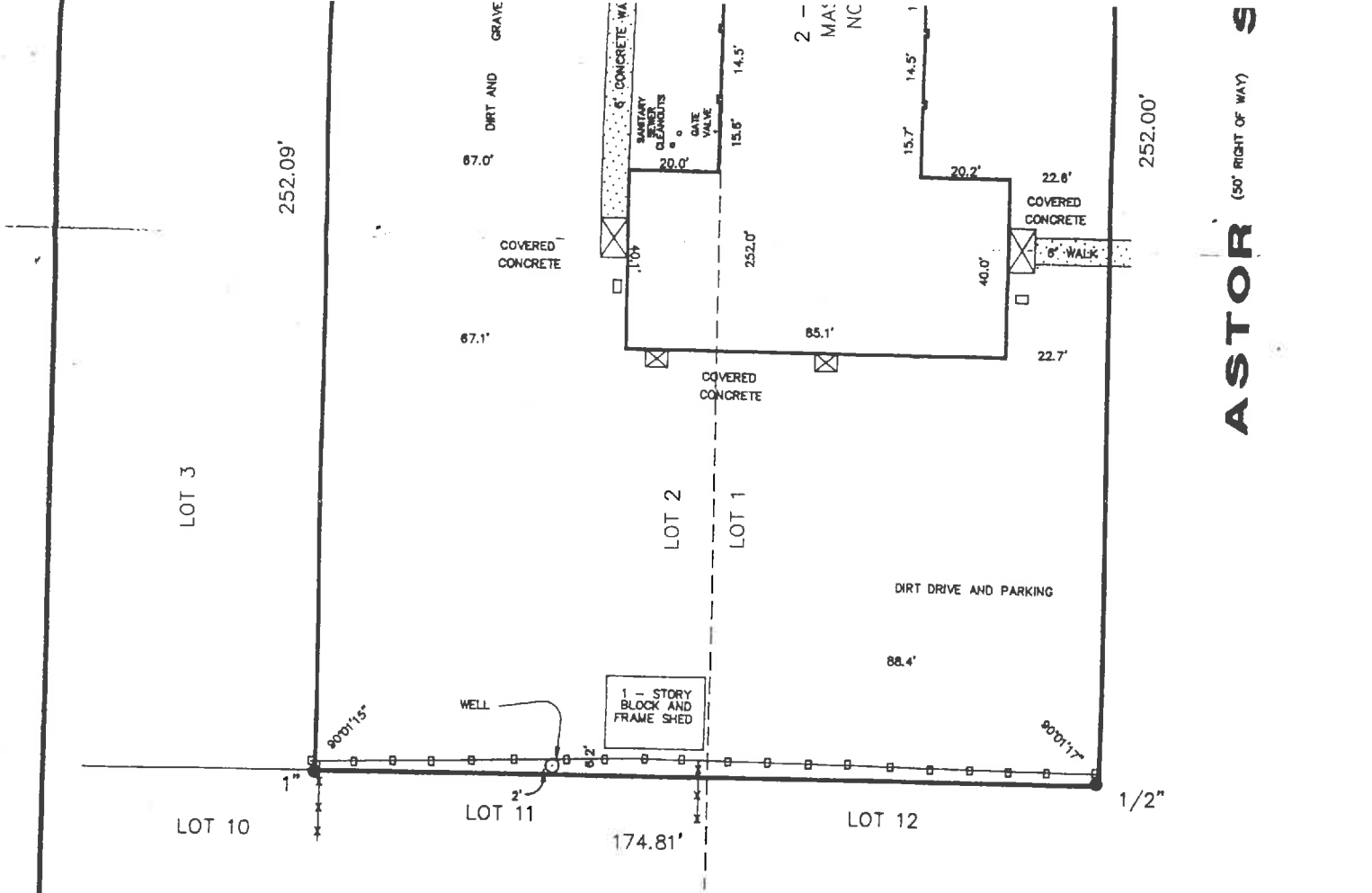
PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

CERTIFIED TO:

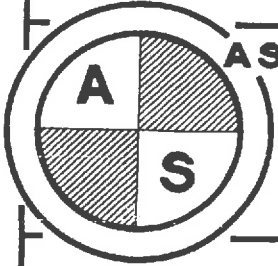
K.C. PADMANABHAN, J. PADMANABHAN, TICOR TITLE INSURANCE COMPANY, SOUTHTRUST BANK OF JACKSONVILLE, N.A. AND BRANT, MOORE, SAPP, MAC DONALD & WELLS.

### KINGSLEY (100' RIGHT OF WAY) AVENUE





**ASTOR** (50' RIGHT OF WAY) **S**



**ASSOCIATED SURVEYORS INC.**

LAND & ENGINEERING SURVEYS

P.O. BOX 382017  
 8362 103RD STREET  
 JACKSONVILLE, FLORIDA 32238  
 904-771-6468

**LEGEND**

- BEARINGS ARE BASED ON N/A
- PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE C AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO: ~~120088~~ 00058 DATED 3/18/1980
- ..... SET IRON PIN OR PIPE
  - ..... FOUND IRON PIN OR PIPE
  - ..... SET CONCRETE MONUMENT
  - ..... FOUND CONCRETE MONUMENT
  - X ..... CROSS CUT OR DRILL HOLE
  - X-X ..... CHAIN LINK FENCE
  - ..... WOOD FENCE

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 472, F.S. AND DOES NOT HAVE ANY ENCROACHMENTS, EXCEPT AS MAY BE SHOWN.

*Charles L. Starling*  
 BY: CHARLES L. STARLING  
 FLORIDA CERTIFICATE NO. 4579

JOB NO. 3098

DATE 11/8/1991  
 DRAFTER WES FOWLER  
 SCALE 1" = 30'

NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON

SURVEY AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF DUVAL

BEFORE ME, the undersigned Notary Public in and for the State of Florida, personally appeared K.C. Padmanabhan and J. Padmanabhan, his wife, hereinafter collectively referred to as Affiant, who, being first duly sworn, depose and say that:

1. They are the owners of the property more particularly described on Exhibit "A".
2. Attached hereto is a survey of the above described property drawn by Associated Surveyors, Inc., dated November 8, 1991 and certified to me.
3. Since the date of the survey, there have been no modifications or additions to the improvements shown on the survey.
4. To the best of Affiant's knowledge, since the date of the survey, there have been no improvements or fences erected on any adjacent property.
5. We have not granted any easement of any nature across the above described property.
6. This Affidavit is made for the purpose of inducing Ticor Title Insurance Company and Baumer, Bradford & Walters to issue an endorsement to the original policy of title insurance without the survey and unrecorded easement exceptions, insuring a mortgage on the above described property.
7. Affiant further states that they are each familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that they have read, or have heard read to them, the full facts of this Affidavit, and understand its contents.

K.C. Padmanabhan  
K.C. Padmanabhan

J. Padmanabhan  
J. Padmanabhan

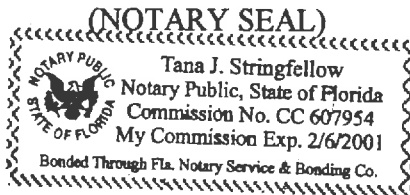
Sworn to and subscribed before me  
this 13 day of March, 1997.

Tana J. Stringfellow  
Notary Public, State of Florida  
(Print Name) **Tana J. Stringfellow**

My Commission Expires:  
Commission No.

Personally Known

Provided FL Drivers Licenses  
as identification



**EXHIBIT "A"**

Lots One (1) and Two (2), Block Fourteen (14), Section 2, ORANGE PARK, as shown on the map of the lands of the Florida Winter Home and Improvement Company, originally recorded in Deed Book "K", pages 58 and 59, and later transferred to Plat Book 1, page 23, of the public records of Clay County, Florida.

\*\*\*\*\*