

OFFICE FOR SALE

4711 US-17 U# B1

4711 US-17 U# B1, Fleming Island, FL 32003

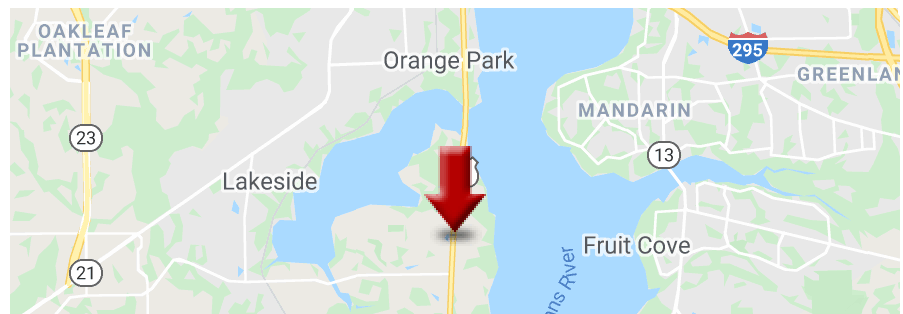


OFFERING SUMMARY

SALE PRICE:	\$350,000
LOT SIZE:	0 Acres
BUILDING SIZE:	2,293 SF
ZONING:	BA
PRICE / SF:	\$152.64

PROPERTY HIGHLIGHTS

- Nicely Appointed Medical Suite Available for Sale
- Includes 5 exam / procedure rooms, 2 offices, breakroom, and reception / waiting area
- Investment opportunity or owner occupied
- Tenant occupied until October 2021
- \$350,000 / \$45,000 NOI



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

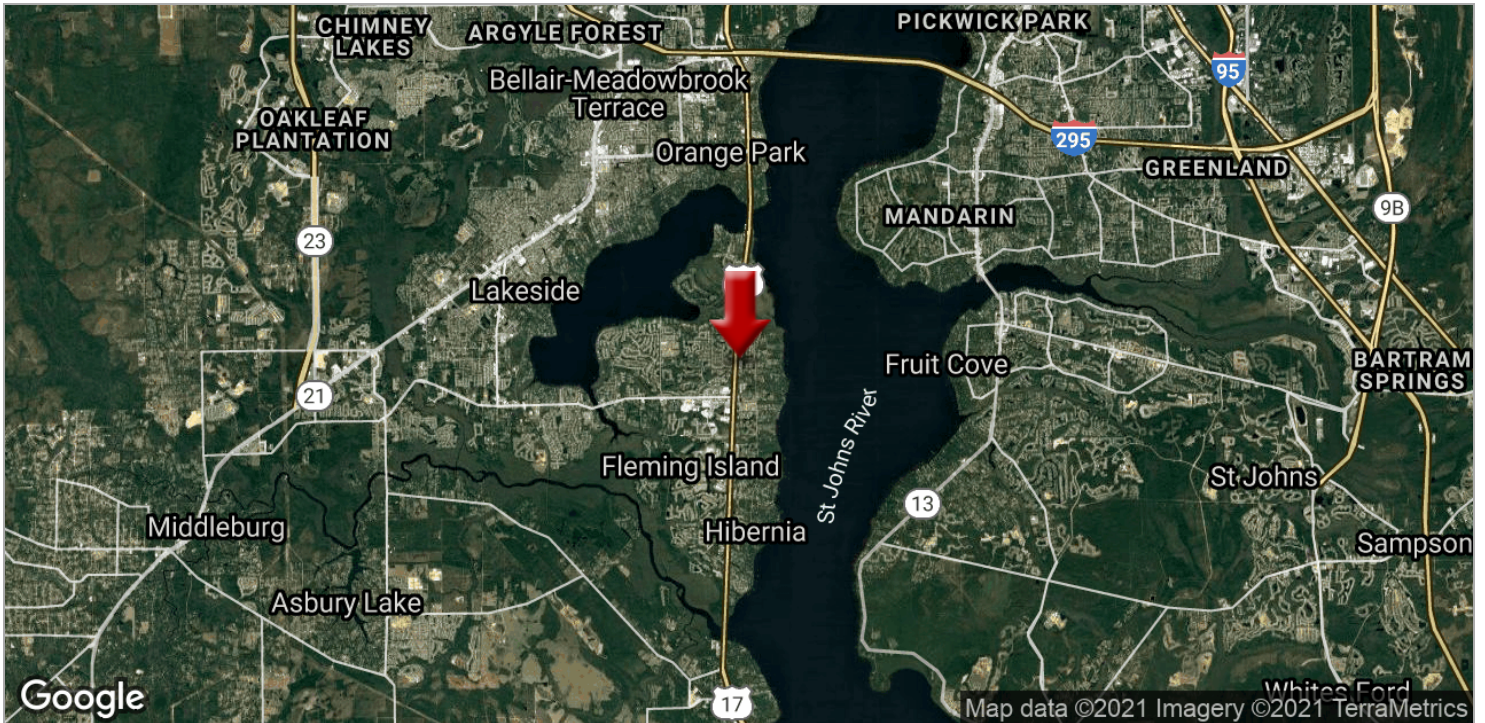
Kahle Commercial Group

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

4711 US-17 U# B1

4711 US-17 U# B1, Fleming Island, FL 32003



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