



PROFESSIONAL OFFICE BUILDING FOR SALE



Sale Price: \$649,000.00

Size: 5,040 SF Building.

Zoning: CCG – 1.

Land Size: .43 Acres.

**Available Space ranges from 140 SF, to Full Floor or Entire Building for Lease or Owner Occupant.
1st & 2nd Floors occupied with Short Term Lease Tenants with leases ranging from Monthly to 1 Year.**

**Contact: Jack L. Garnett, CCIM
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904-855-8800

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A Licensed Real Estate Broker

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



FOR SALE

**8421 Baymeadows Way
Jacksonville, FL 32256**

Product Type/Use: Two Story Free Standing Office Building.

Size: 5,040 SF.

Zoning: CCG-1 (Commercial Community General – 1).

Site Size: .43 Acre Building Site.
.12 Acre Right of Way (Entry Road).

Year Built: 1985.

Most Recent Use: Corporate Office for Christian Light Ministries, Inc. (Owner).
Leased space for Multi-Tenant Small Office and Executive Office space Users.

Current Occupancy: 1st Floor is Fully Occupied.
2nd Floor has 8 Executive Offices for Lease (4 are currently vacant).

New Owner Opportunity: Owner User or Investor scenarios are open to a New Owner.

A New Owner can choose to occupy a portion of a floor, an entire floor or the entire Building.

3 Building Complex: The 8421 Building is part of a Three Building Office Complex with an Association in place to handle expenses related to Parking Lot Lights, Common Dumpster and Basic Lawn Service. Current Association Fees are \$225.00 per month.

Utilities: Electric / JEA, Water / JEA and Sewer / JEA.

Parking: 30 Parking Spaces. Non-Reserved – Free First Come, First serve at a Ratio of 5.95 Spaces per 1,000 SF.

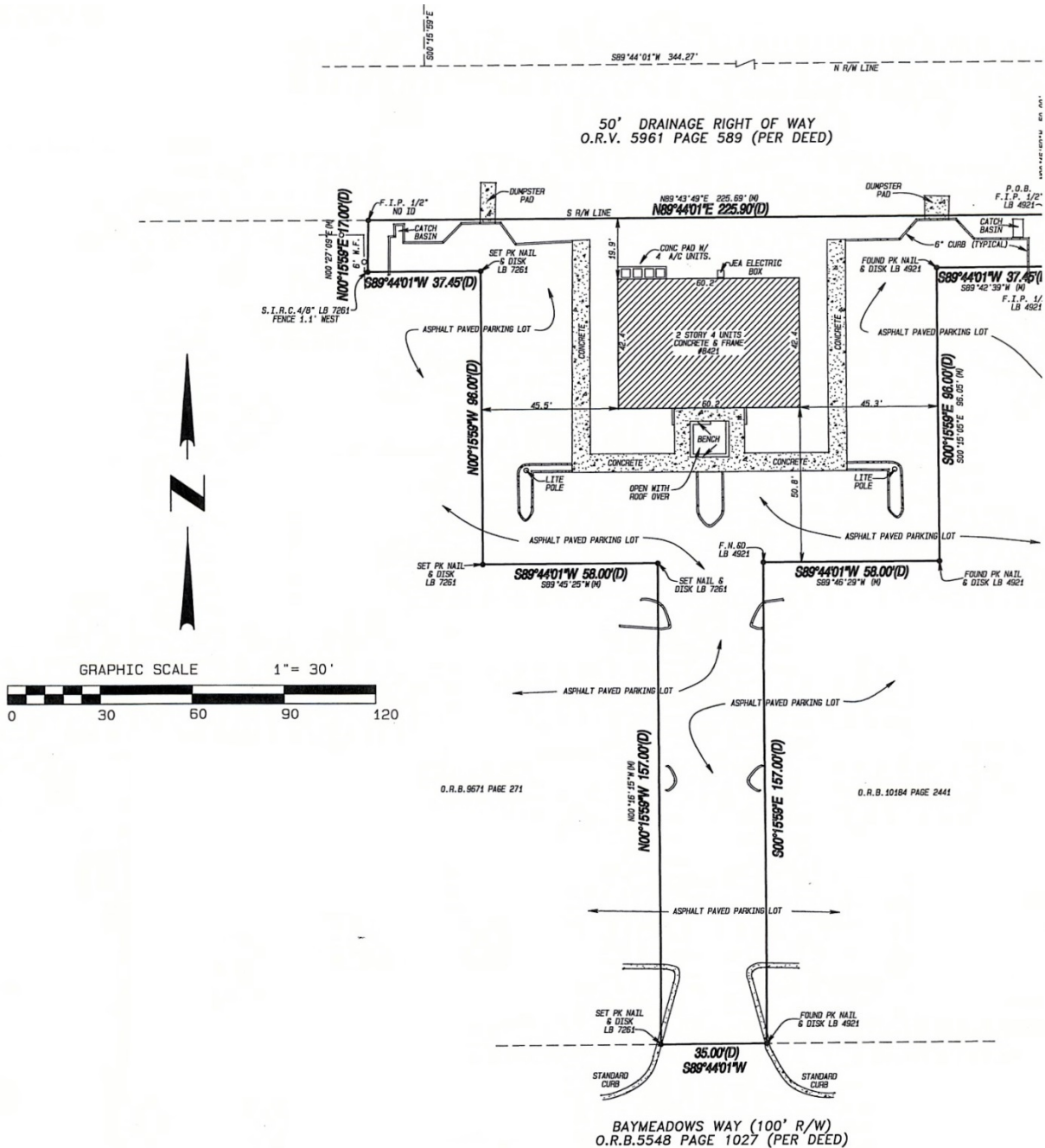
Access: Location offers easy access to Baymeadows Road and U.S. Highway 1/Philips Highway, which provide direct access to Interstate 95.

Proximity: In close proximity to Medical/Hospital Services, Several Prominent Retail Areas, University of North Florida, Restaurants and Multi-Family & Single-Family Housing in all price ranges.

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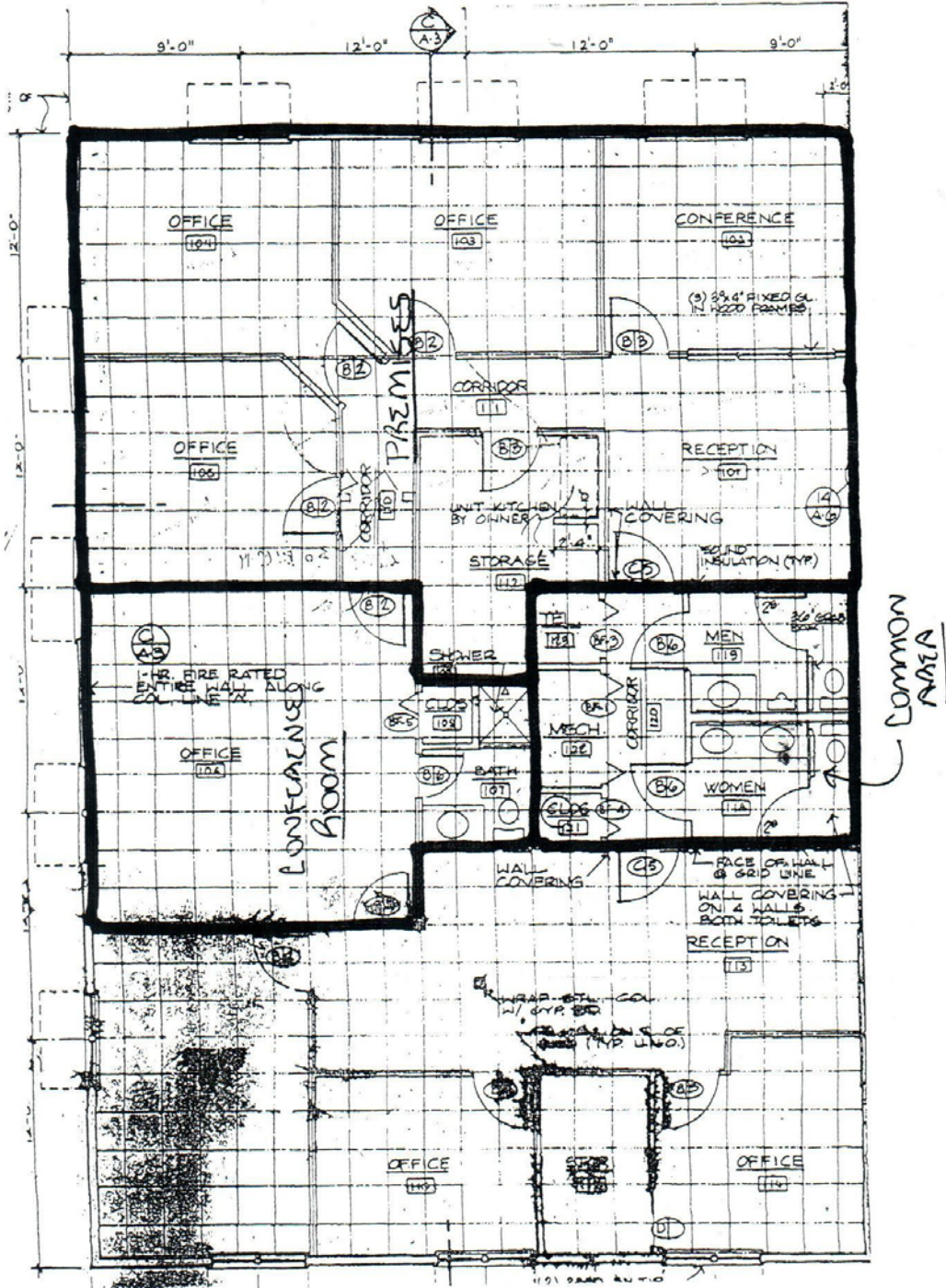
SITE PLAN





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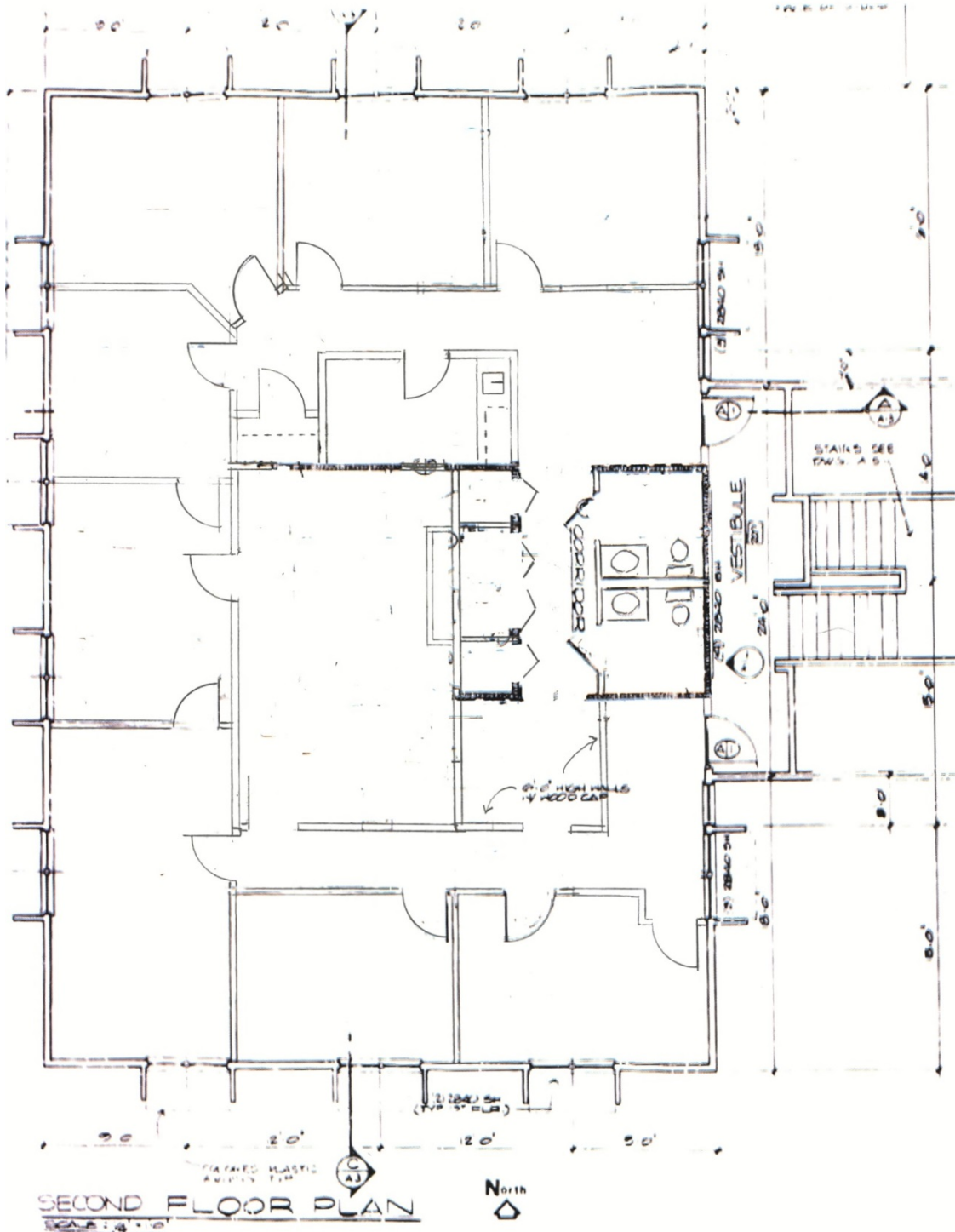
FIRST FLOOR PLAN
(Best Available Plan – Not Completely Accurate)





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SECOND FLOOR PLAN




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