



PROFESSIONAL OFFICE BUILDING FOR SALE



8421 Baymeadows Way
Jacksonville, Florida 32256

Sale Price: \$525,000.00

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.

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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

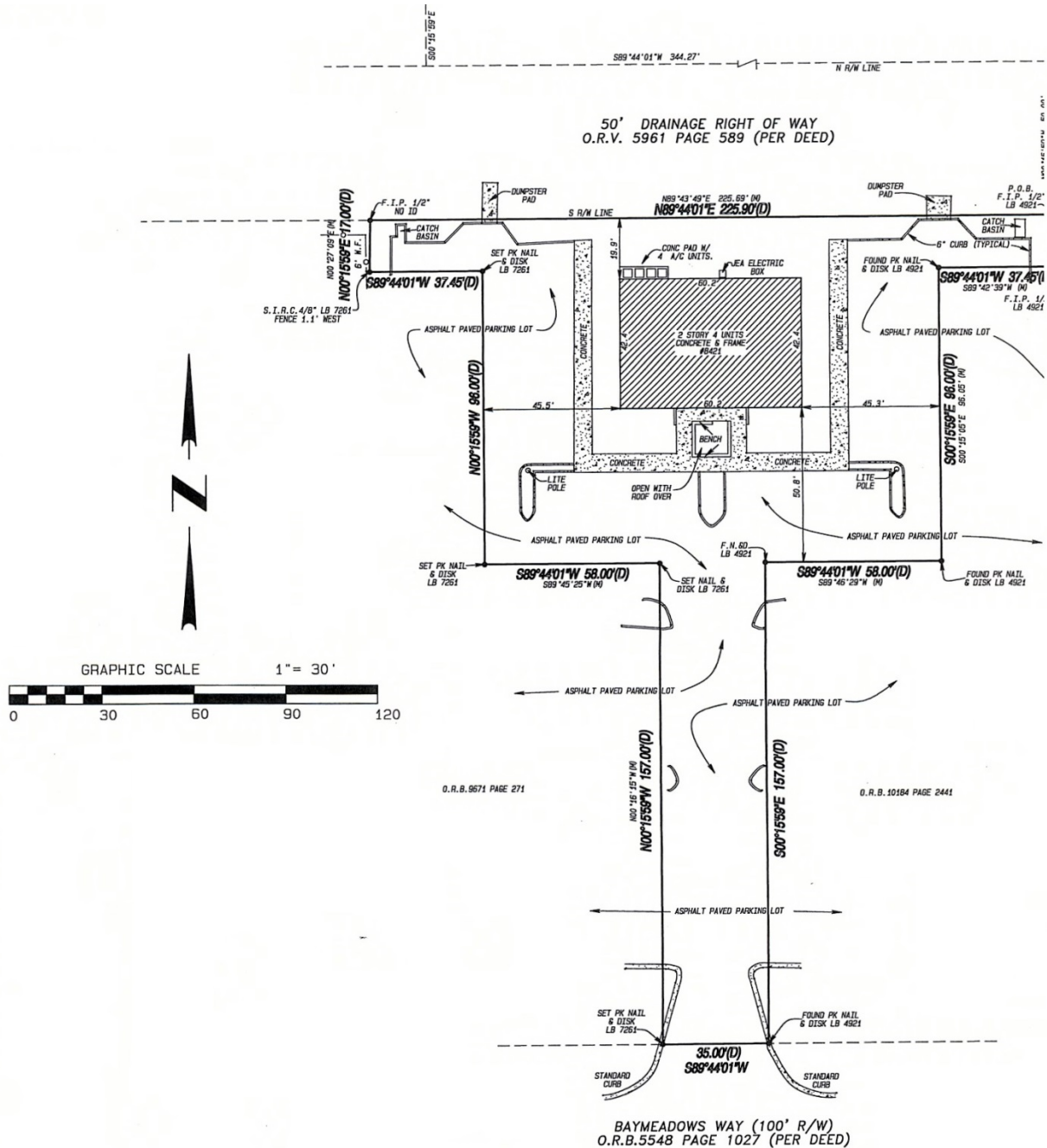
**8421 Baymeadows Way
Jacksonville, FL 32256**

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 \$275.00 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.

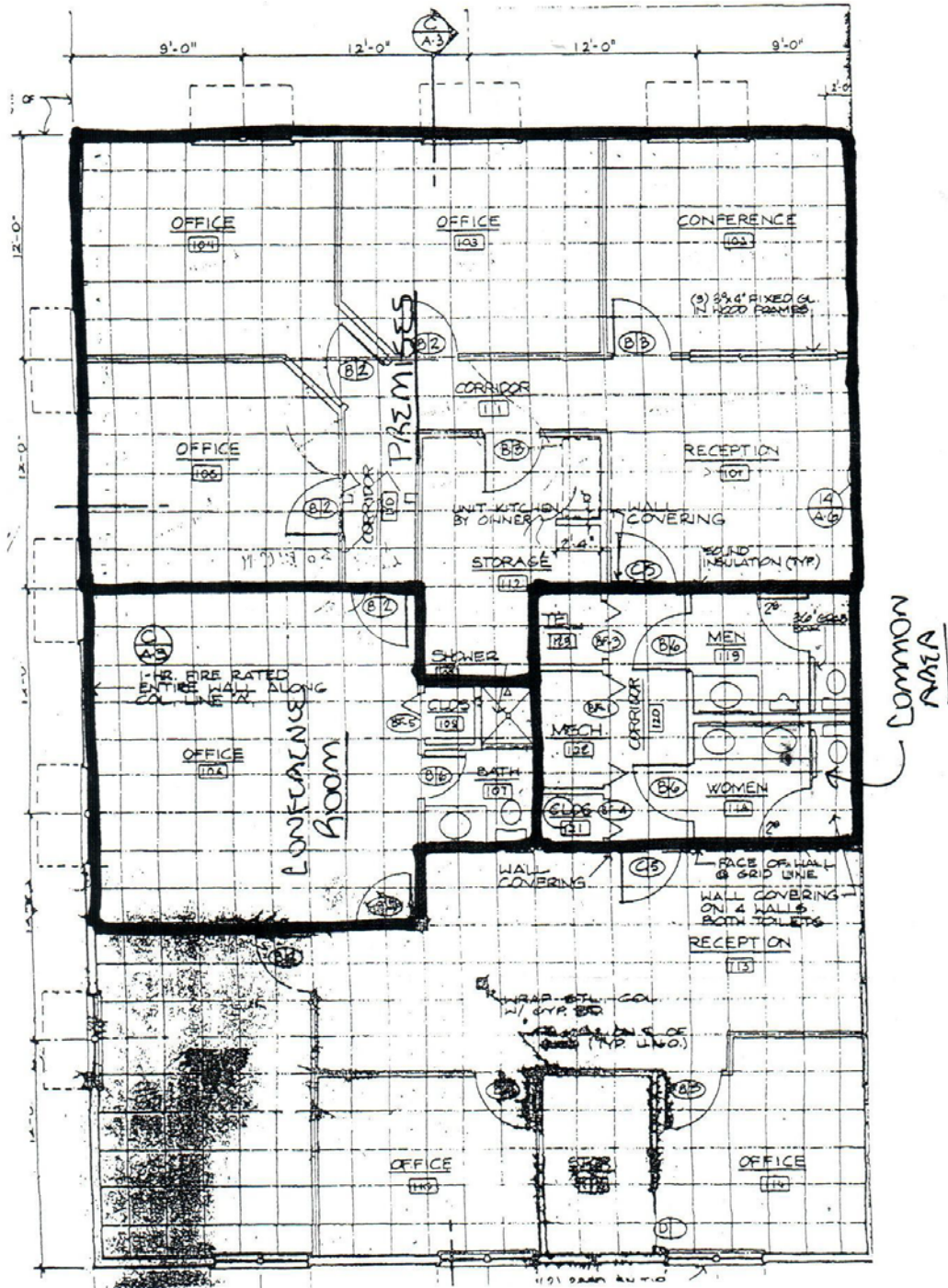
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SITE PLAN



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





Architectural floor plan of the second floor. The plan shows a large central hall with multiple rooms and corridors. A central staircase is labeled "VESTIBULE" and "STAIRS SEE DWG. A-5". Dimensions are provided for various sections: 20'-0" and 12'-0" for the main hall, 24'-0" for the vestibule, and 8'-0" for the stairs. A note indicates "6" x 6" HIGH WALLS - 4" WOOD CAP". A north arrow is located at the bottom center, pointing upwards. The title "SECOND FLOOR PLAN" is at the bottom left, with a scale of 1/4" = 1'-0".



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