

## OFFICE FOR SALE

# 4711 US-17 U# B1

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

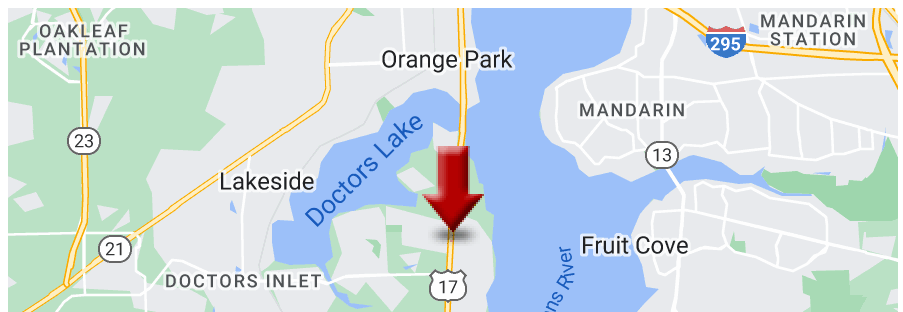


### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$350,000
<b>CAP RATE:</b>	14.34%
<b>NOI:</b>	\$50,177
<b>AVAILABLE SF:</b>	
<b>BUILDING SIZE:</b>	2,293 SF
<b>ZONING:</b>	BA
<b>PRICE / SF:</b>	\$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



**KELLER WILLIAMS FIRST COAST REALTY**  
151 College Dr,  
#14  
Orange Park, FL 32065

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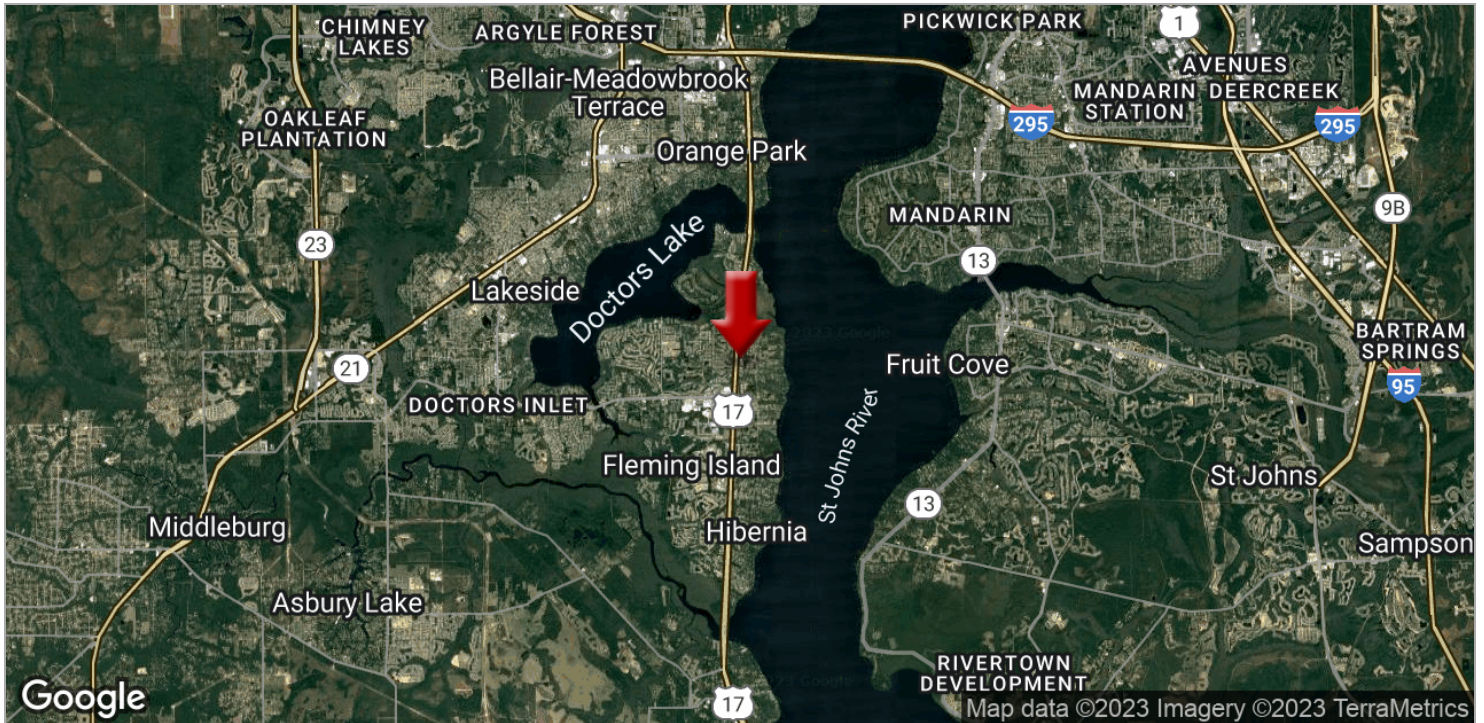
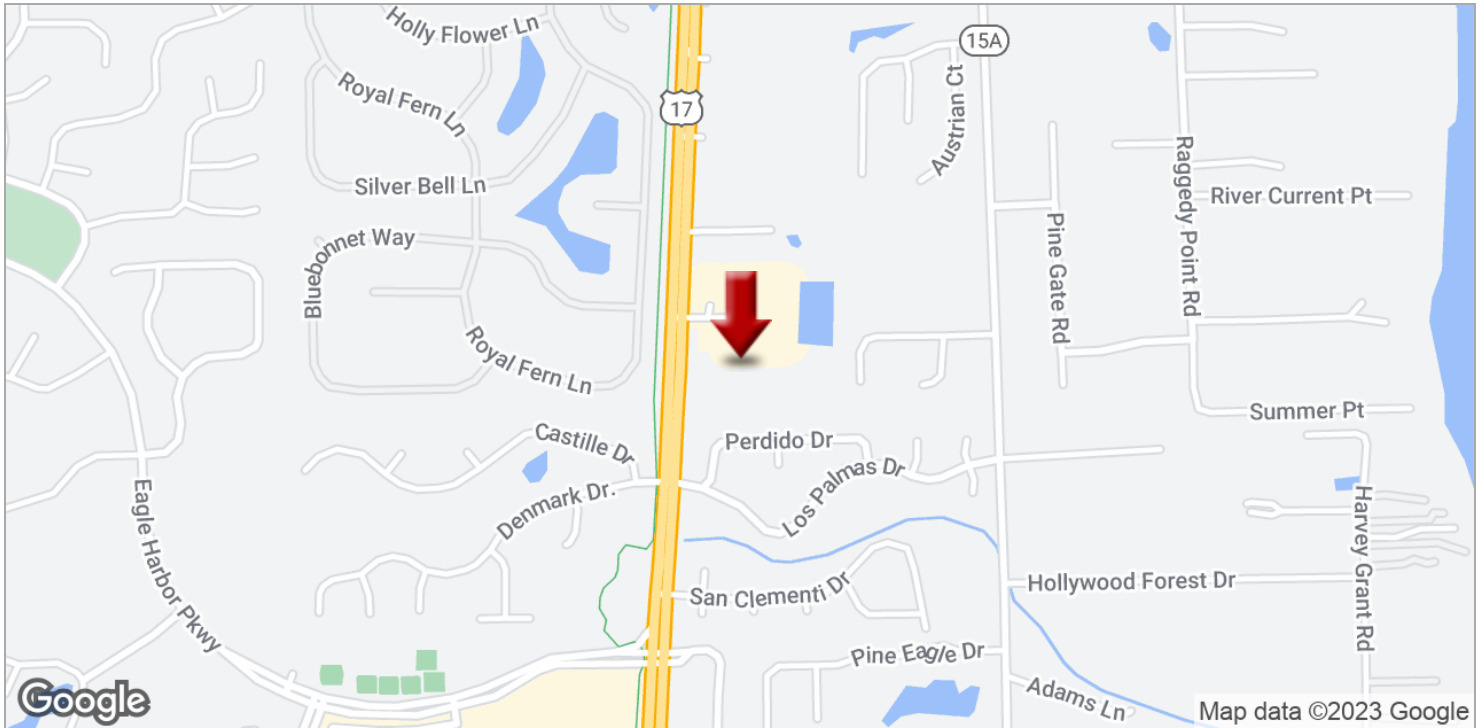
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