



PLACES ON CONRADI AT FSU

527 CONRADI STREET AT FSU
TALLAHASSEE, FL 32304

Wilson Dean



Executive Summary



SALE OVERVIEW

SALE PRICE: \$2,750,000

NUMBER OF UNITS: 4

CAP RATE: 5.27%

NOI: \$145,000

LOT SIZE: 130' X 120'

BUILDING SIZE: 10,800 SF

YEAR BUILT: 2018

ZONING: University Transition

PROPERTY DESCRIPTION

2 Super Exclusive 12 bedroom, 12 1/2 Bath Duplex unit is 100 yards from FSU's Campus. They come with a unique floor plan with a second floor wet bar and Mini fridge, Private Parking, 2 Sets of Washer & Dryers, Stainless Steel Appliances, Granite Kitchen Counter tops, Walk in Closets, 10' Ceilings on Ground Floor, 8' Entry doors, tankless water heater so you never run out again and much more!! Walk to Class, Stadium, Bars & Restaurants.

Don't Waste Gas...Walk to Class!

Additional Photos

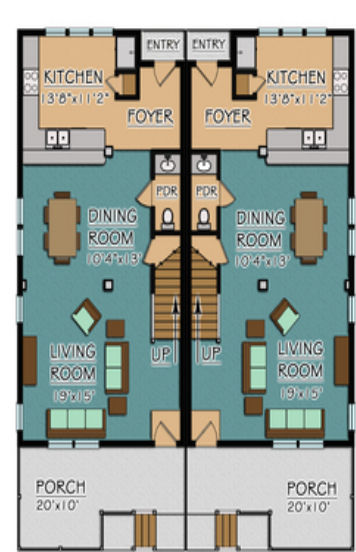


Custom Page

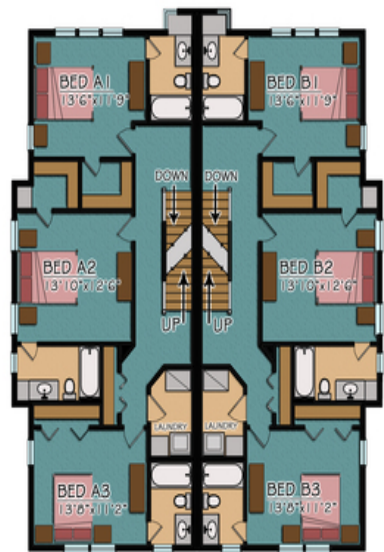


Custom Page

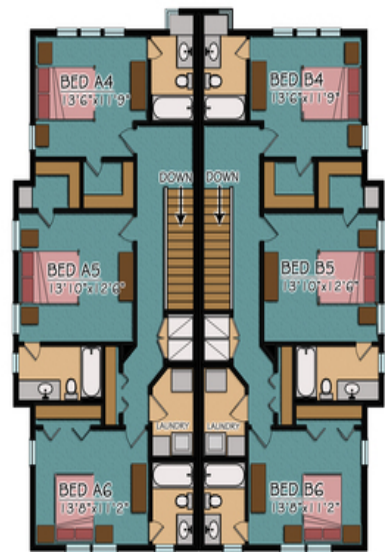




GROUND FLOOR PLAN



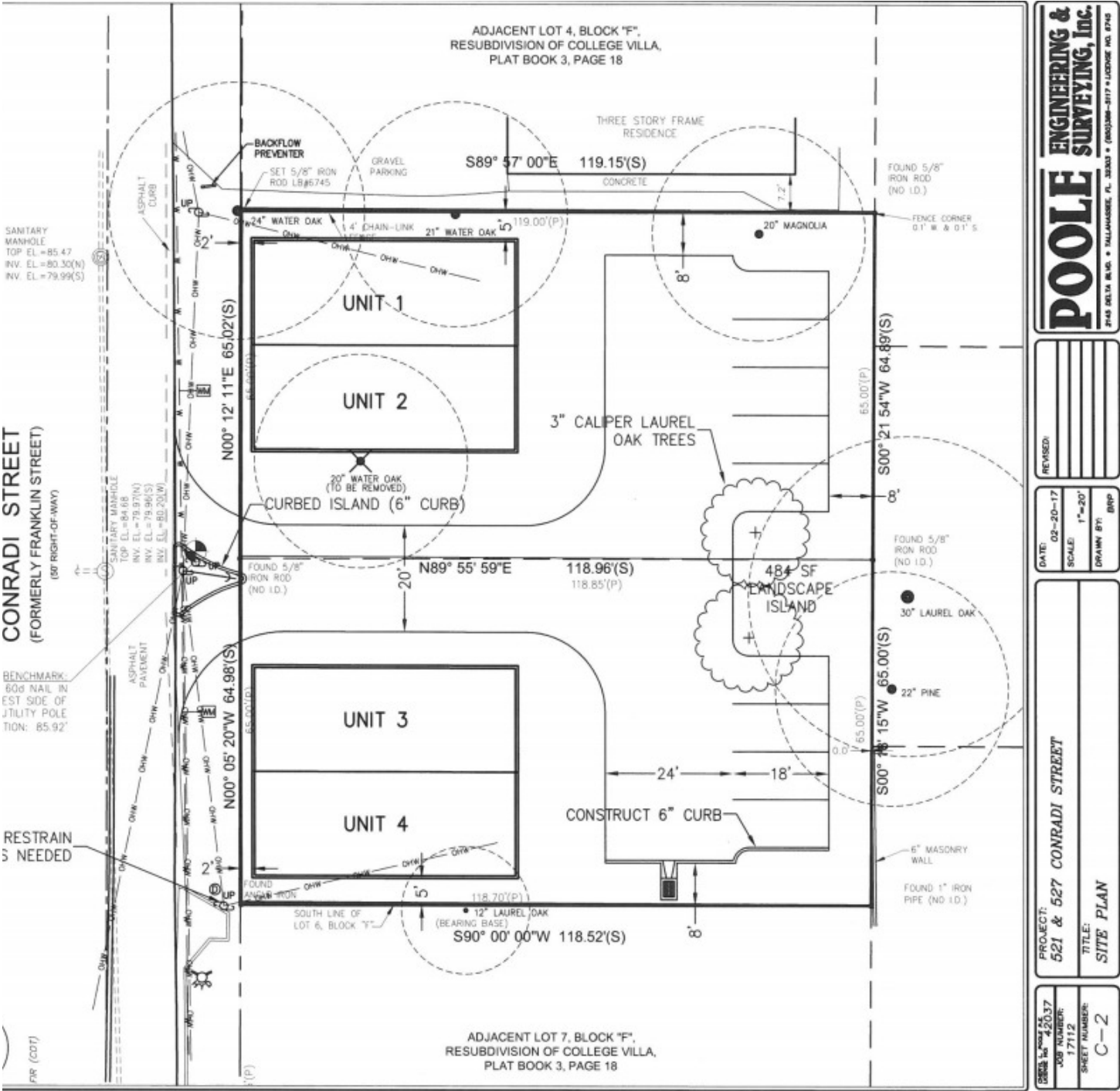
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Custom Page





Advisor Bio & Contact 1



Wilson Dean

Senior Advisor
SVN | SouthLand Commercial

Wilson Dean is a Commercial Real Estate Senior Advisor with SVN | SouthLand Commercial in North Florida. He specializes in the sales of off market student, conventional and multi-family properties. With over 20 years of experience in construction and development, he brings professional insight and real estate knowledge to the commercial real estate industry.

Prior to joining SVN | SouthLand Commercial, Wilson served as President of Dean Development & Investment, a commercial development company headquartered in Tallahassee, FL. He was responsible for all development projects, selling and leasing of commercial properties, and overseeing acquisition through construction. Wilson prides himself on customer service to his clients and investment partners. He has developed and built over \$60 million in commercial and residential properties since 2001.

A native Floridian, Wilson resides in Tallahassee FL with his wife Brittany and their three children. He received his bachelor's degree from Florida State University and in 2020 acquired his Florida Real Estate Brokers License. Wilson is active in his Church, Special Olympics of Florida, Quick Start programs for underprivileged children in the North Florida Region, his music and the F3 Nation Mens Fitness Organization. He plays guitar, piano and sings. In addition to being a well-established singer and songwriter, he is an active competitive USTA 5.0 tennis player, long distance runner and avid Mt. Biker. Wilson enjoys spending time with his family the most and has a passion for outdoor activities such as fishing, biking, camping, running and hiking, but most of all, being with his Family!

Memberships & Affiliations

Tallahassee Board of Realtors
F3 Nation
Licensed Florida Real Estate Broker
Phone: 850.544.3000
Fax: 850.671.1500
Cell: 850.544.3000
Email: wdean@svn.com
Address: 2057 Delta Way
Tallahassee, FL 32303

Advisor Bio & Contact 2

Memberships & Affiliations

Phone:

Email:

Address: