

OFFICE FOR SALE

OFFICE INVESTMENT 6.74% CAP

1543 Kingsley Ave #7, Orange Park, FL 32073



PROPERTY FEATURES

- 5,320 SF - Zoned CPO
- Current Tenant occupies 2500sf
\$29,000 NOI
- Owner is willing to lease back
remaining 2800sf 3-5 year term
- Large open work areas : 3 restrooms,
6 offices, 3 separate entrances
- NOI \$45,861
- 6.74% CAP Rate
- \$680,000



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

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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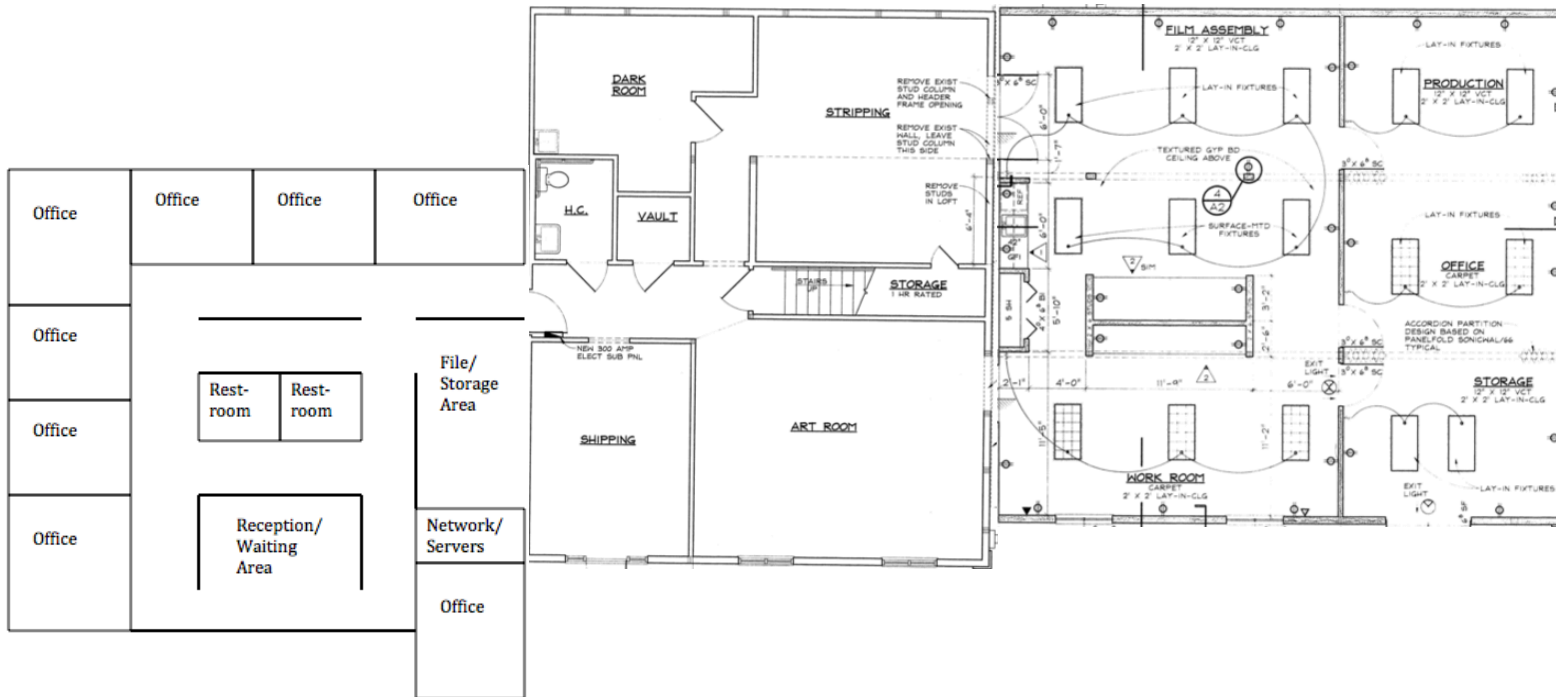
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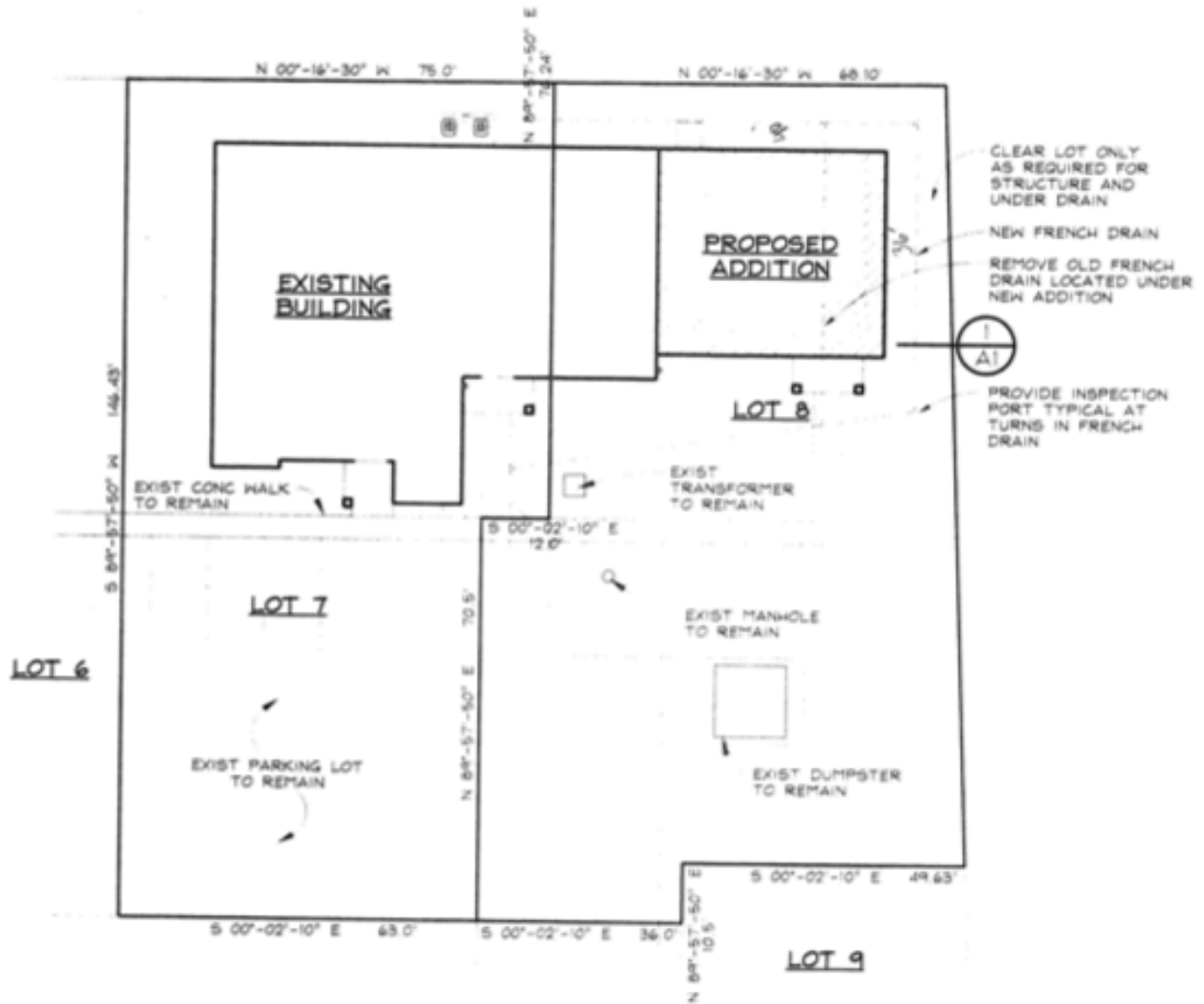
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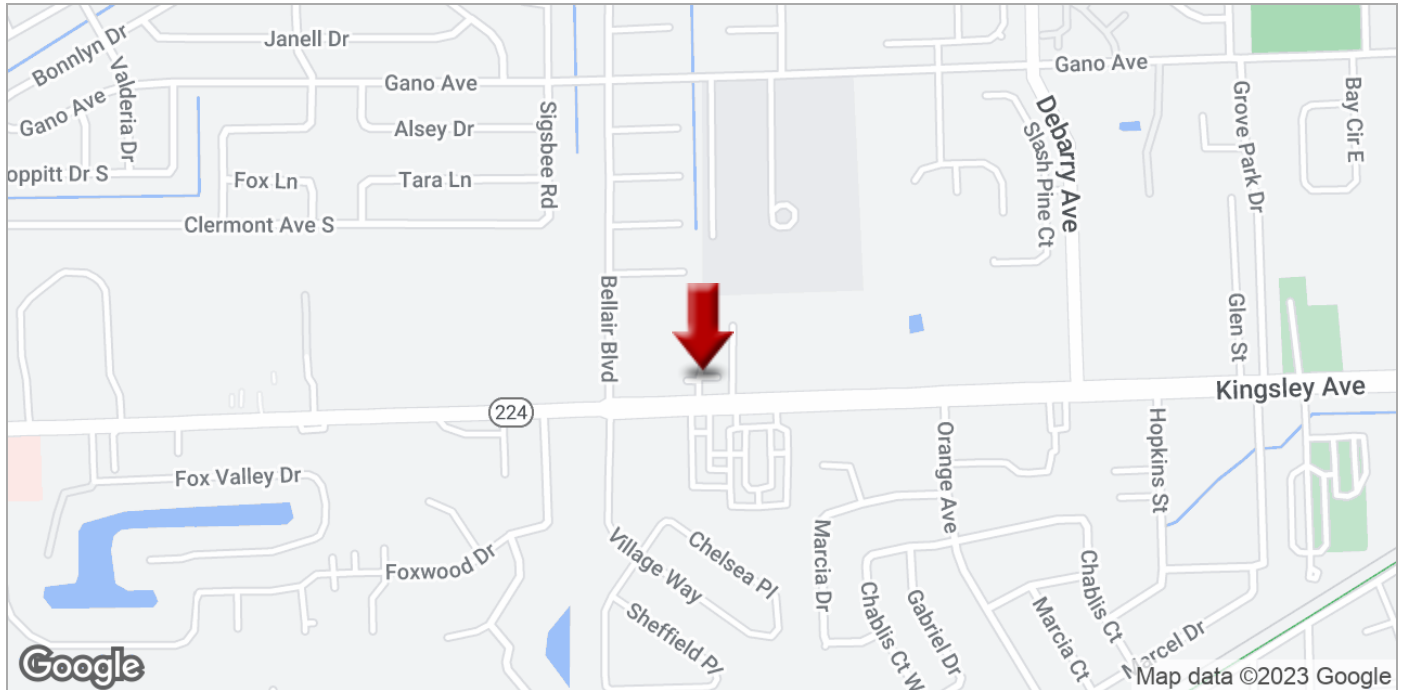
LEGAL DESCRIPTION

LOTS 7 & 8 KINGSLEY VILLAGE
OFFICE COMPLEX
1543 KINGSLEY AVE.
ORANGE PARK, FL 32073

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