



Thomas Hammond  
FL 3336763  
904.806.1218

Details

Asking Price	\$529,990
Property Type	Medical Office
Sub Type	Veterinarian
Investment Type	Owner/User
Investment Sub Type	Rental
Class	C
Square Footage	2,013
Net Rentable (sq ft)	2,013
Price/Sq Ft	\$263.28
Cap Rate	8.49%
Pro-Forma Cap Rate	14.34%
NOI	\$45,000
Pro-Forma NOI	\$76,000
Units	1
Year Built	1988
Stories	1
Zoning	CRO
Lot Size (sq ft)	19,000
Parking (spaces)	12
Broker Co-Op	Yes
APN	1637160000
Ownership	Fee Simple

Marketing Description

Operating Veterinarian Clinic in fast growing area. Building includes over \$100,000 worth of VET equipment - mostly new. Seller subdividing the clinic and re-platting with adjacent property leaving approximately 95'x200', building, parking lot, and grounds. Seller will consider owner finance to qualified buyer with good offer. This is a high growth area with new apartment complex in planning less then 300' north. Seller will consider long term lease or lease purchase, also.

THIS IS A QUIET LISTING. Please do not show up at property without an appointment. Best for showings on Thursdays. Listing agent must accompany all showings. Call Tommy Hammond at (904)806-1218 or Daryl Atkins (904)415-7323 for details or appointments. Adjacent property (2516 St Johns Bluff Rd S) also for sale.

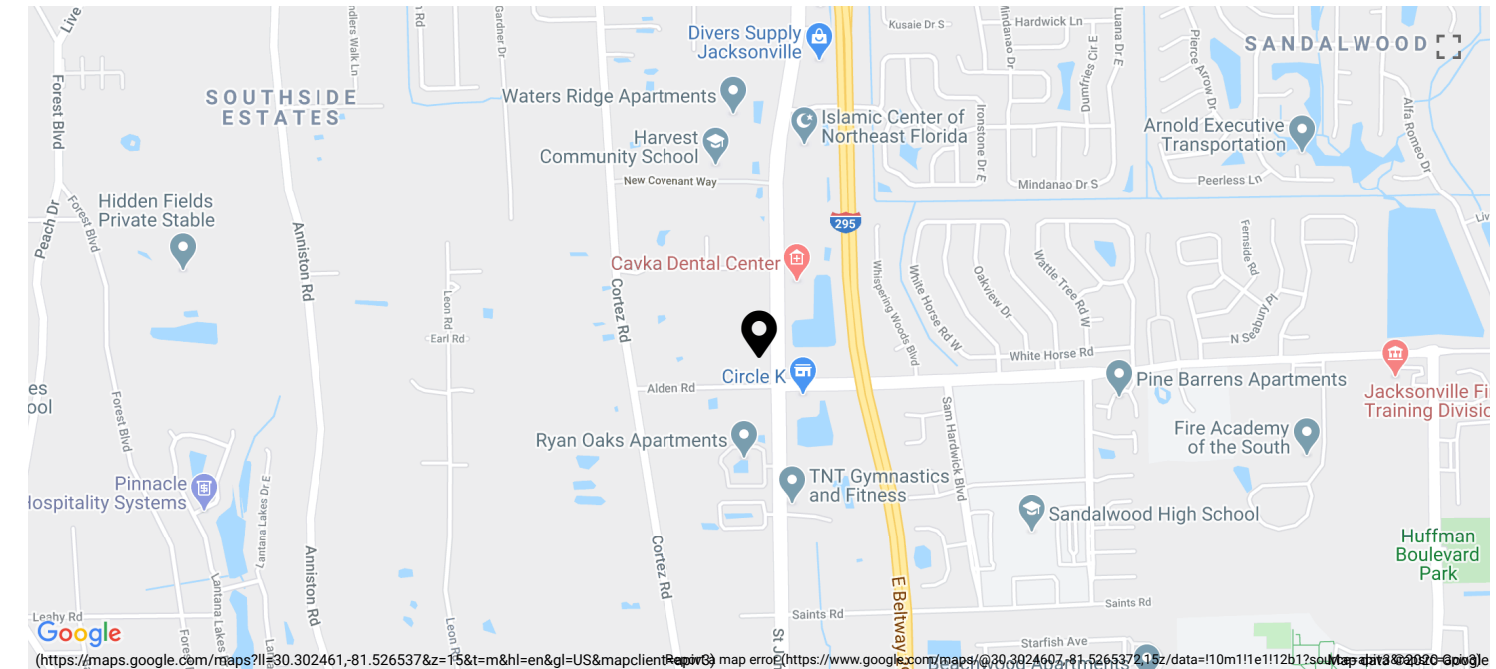
Investment Highlights

- Established location

- Growing area
- Large apartment complex under permitting less than 300' away
- Vet equipment included and is mostly new
- Ideal for owner/vet occupant
- Seller will OWNER FINANCE - with good offer, 20% down, 5.5% interest, qualified buyer
- Seller will lease for \$4500 per month
- Seller will LEASE-PURCHASE
- Seller owns adjacent property that is for sale. It has HUGE potential for Self Storage or office condos. See listing for 2516 St Johns Bluff Rd S, Jacksonville, FL 32246
- Buy both and develop larger tract for residual income

Property Location (1 Location)

2520 St Johns Bluff Rd S




## Property Photos (10 photos)









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