

FOR SALE

4550 St. Augustine Rd.
Jacksonville, FL 32207

(+/-) 8,000 Square Feet



- +/- 8,000 sq. ft. • Located on .44 acres of land with plenty of parking
- 4,000 +/- sq. ft. of finished offices (four (4) individual bays) plus 4,000 +/- sq. ft. of warehouse (four (4) individual bays) w/roll up doors
- All bays are separately metered • Poured concrete floor on second level
- Three (3) warehouse bays are leased and two (2) office bays are leased (both on a month to month basis), below market rates • Upside potential on rental income
- Zoned IBP • Nominal expenses • Ideal for owner/user
- Built by local GC for his personal use with many upgrades throughout
- Sales Price: \$349,900.00, i.e. \$43.74 p.s.f.

For more Information Contact:

Duke Addison or Richard Saig, Jr.
(904) 354-1789 x 212 (904) 354-1789 x 220



7899 Baymeadows Way, Ste. 100
Jacksonville, Florida 32256
Office: (904) 354-1789
Fax: (904) 354-2445

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