

Office Building For Sale

3400 Kori Road
Jacksonville, FL 32257



REDUCED



Property Overview

- ◆ One story concrete block office built in three sections.
- ◆ Gross area of 7,887 s.f. of which 427s.f. is garage or storage, with roll up door
- ◆ Now partitioned with four office suites
- ◆ Former home office of Firehouse Subs
- ◆ Magnetic door locks
- ◆ Security System
- ◆ Cat 5 cable throughout
- ◆ On dead end street 2 doors down from Mandarin Library with traffic light
- ◆ 1/2 miles south of the intersection of San Jose and Sunbeam Road

Property Size: 160 X 194 ± or .72 Acres
(West 25 feet, 4,000sf Utility and drainage easement)

Zoning: CCG-1 (Commercial Community General)

Sale Price: ~~\$799,000~~
\$750,000

Parcel #: 148976-0020

Area is populated with similar buildings. San Jose Blvd is six lanes divided, has a wide range of restaurant, commercial, civic and charitable improvements within one mile.

Chip Sistare

Direct: (904) 421-8546

csistare@cbcbenchmark.com

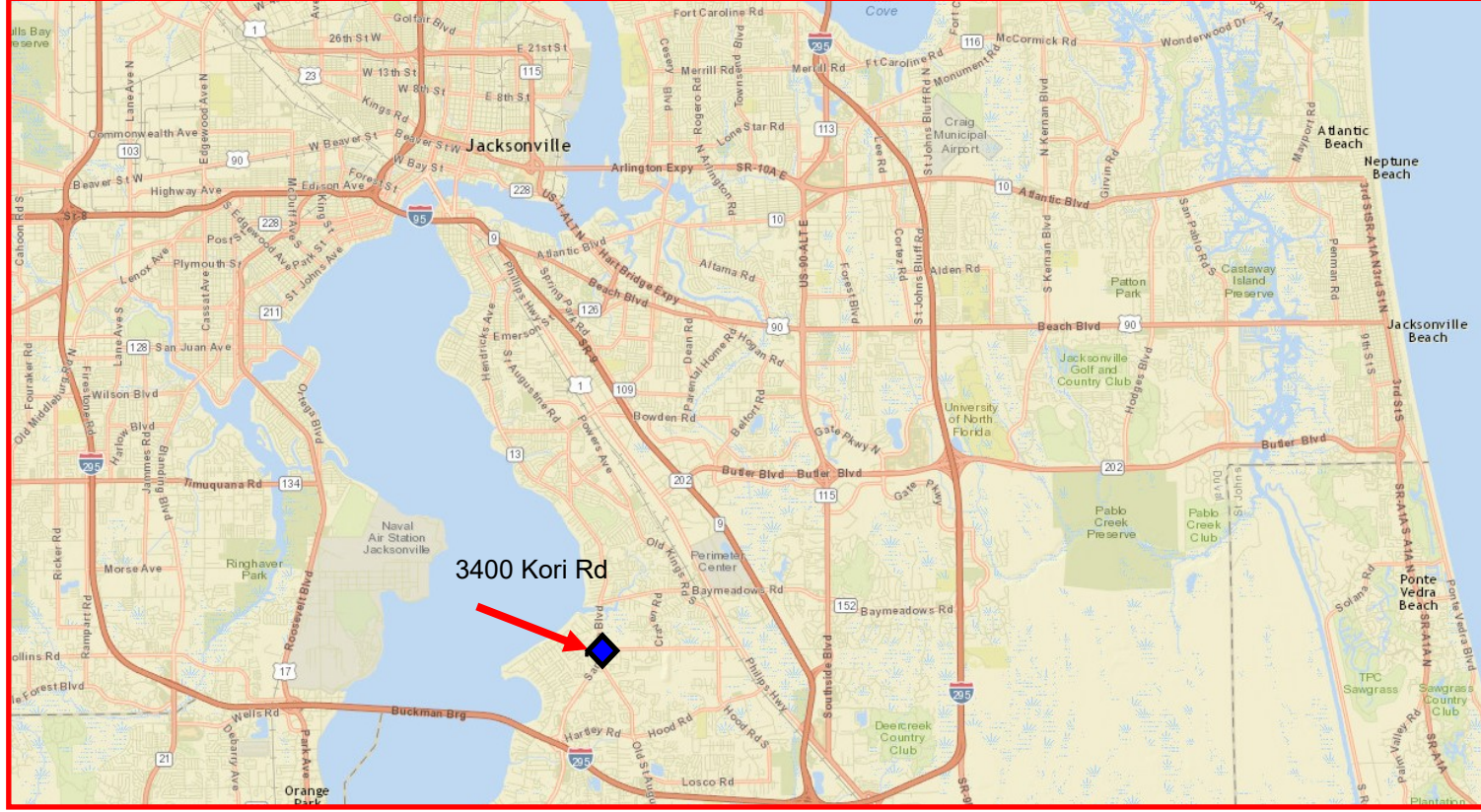
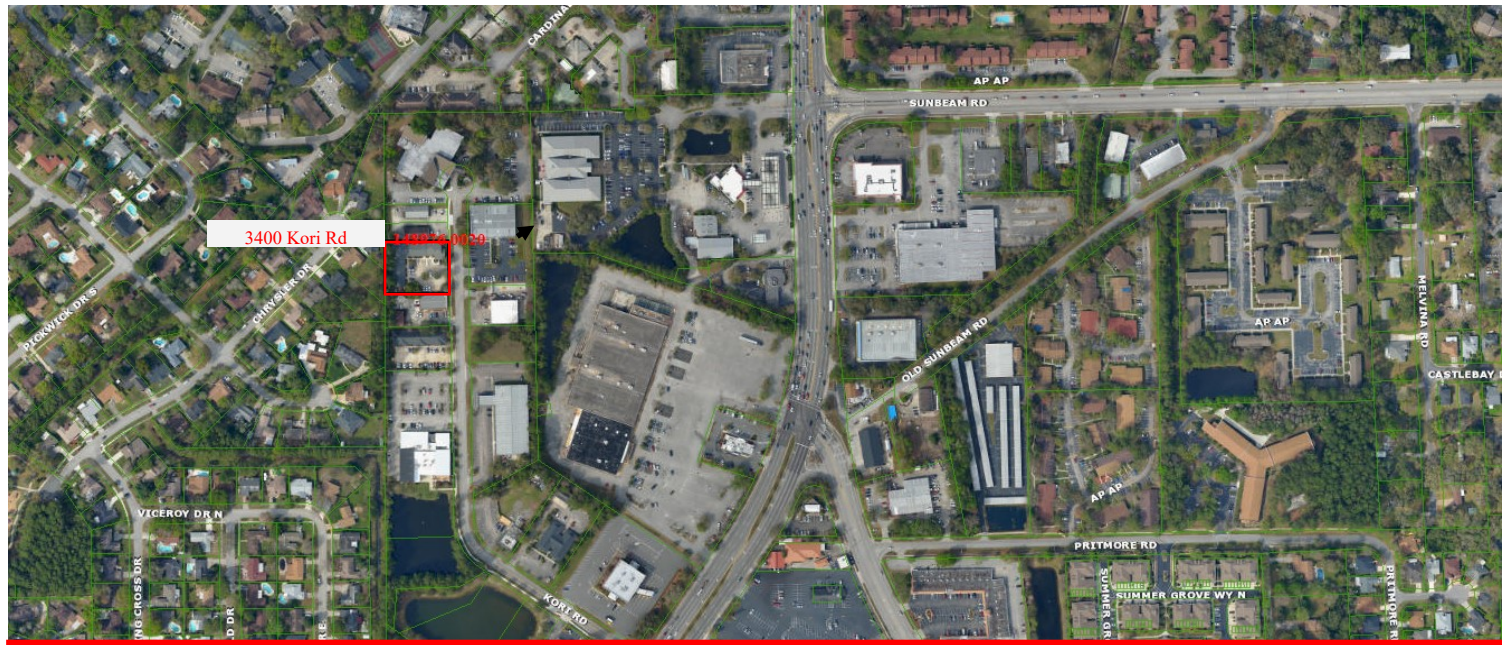
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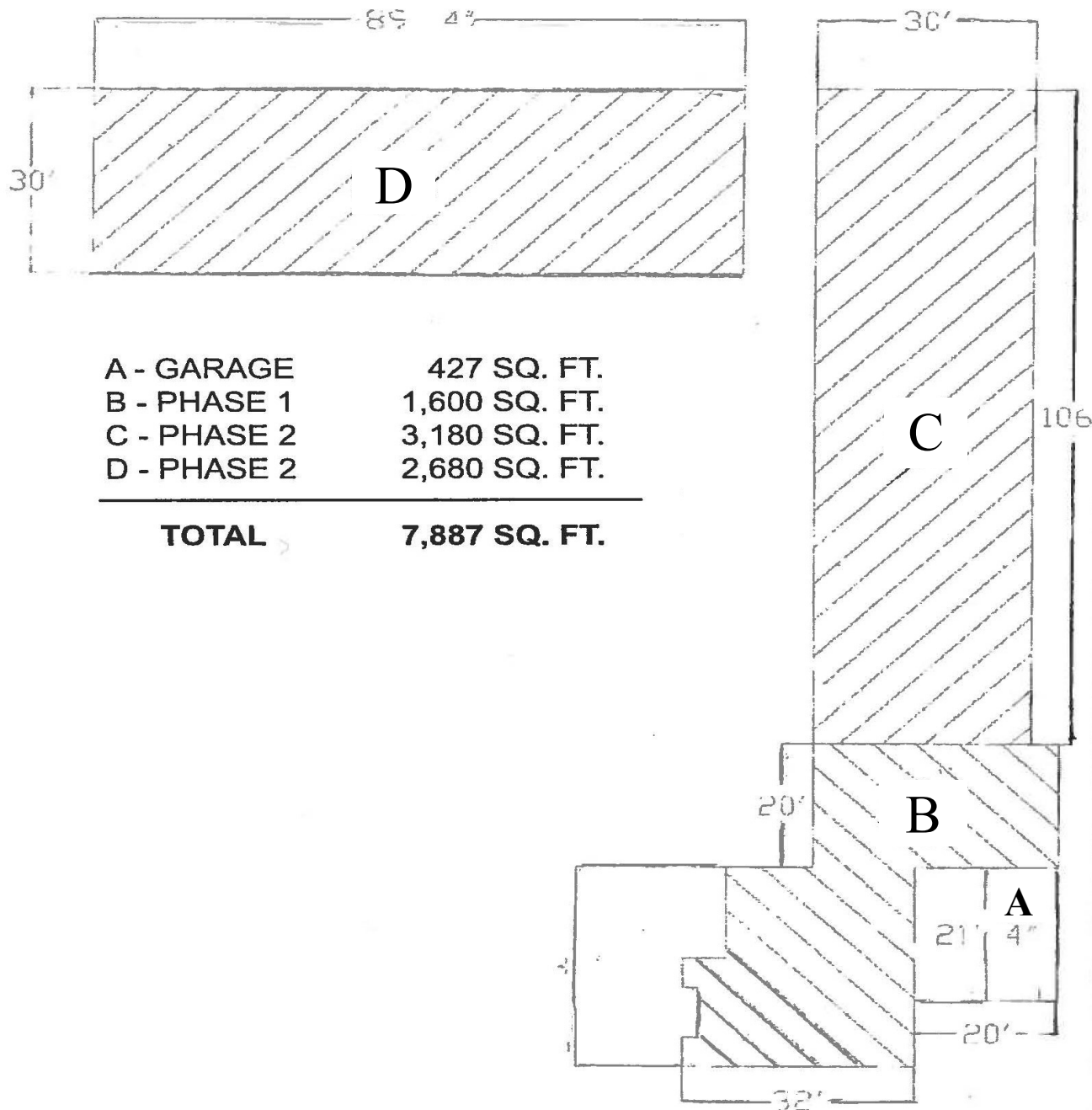
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A - GARAGE	427 SQ. FT.
B - PHASE 1	1,600 SQ. FT.
C - PHASE 2	3,180 SQ. FT.
D - PHASE 2	2,680 SQ. FT.

TOTAL **7,887 SQ. FT.**

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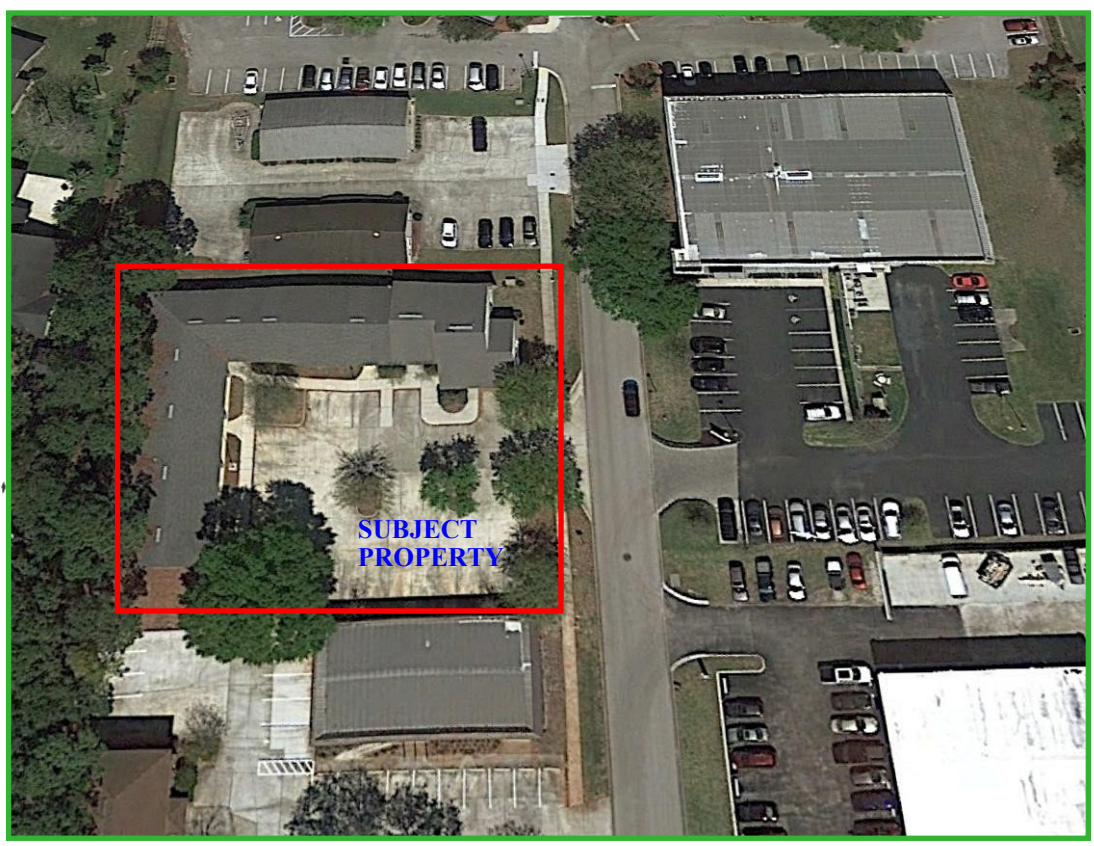
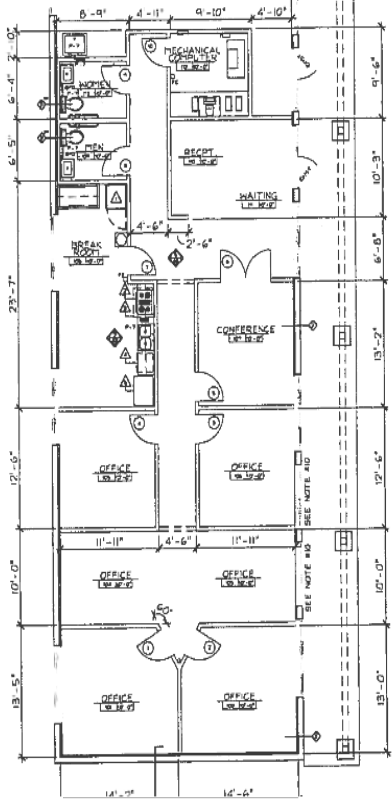
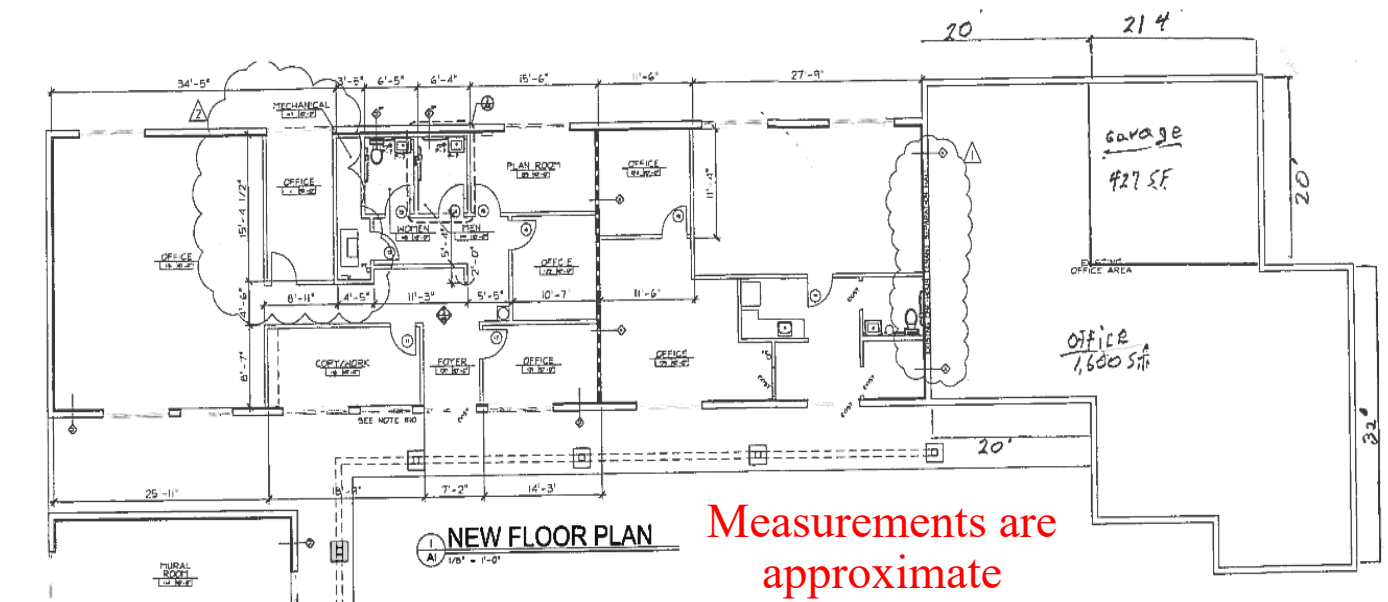
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