

# Medical Office Space

1395 Cassat Ave. Jacksonville, FL 32205

FOR SALE  
OR LEASE



## Property Details

Size :

4,682 SF

Available Space :

Ste. 1 : 1,450 SF

Ste. 2 : 1,800 SF

Sale Price :

~~\$900,000~~

**\$679,000**

Lease rate

10.00 per SF

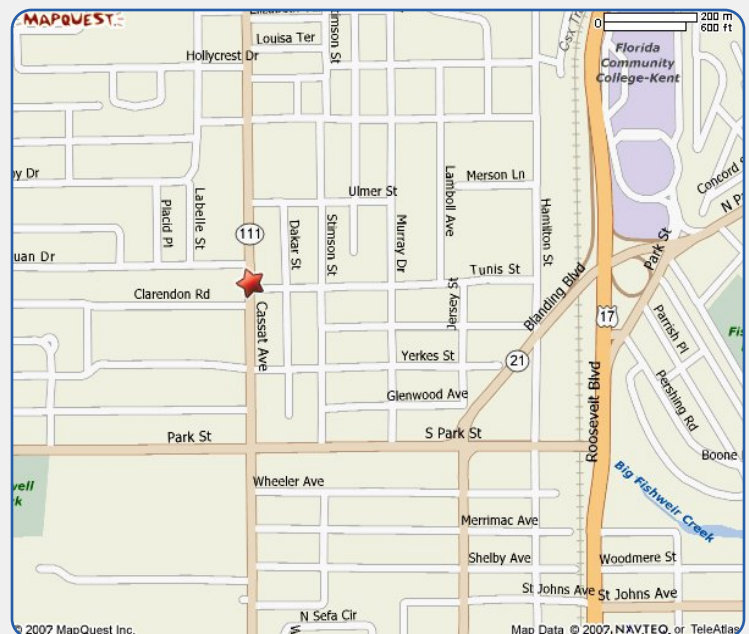
Zoning :

CRO

## Property Overview

**Property Description :** Modern building used most recently for Medical Physician offices. Suite 1 Formerly used as pediatrician office, has multiple plumbed exam rooms with ergonomic check in/out for faster turn around and efficient patient flow. 1,450 SF. Suite 2 Former Pain Management office needs minor improvement prior to occupancy. Situated to handle high patient load. 1,800 SF. Suite 3 is occupied by Geriatric Physician. Tenant pays utilities, security, water and sales tax.

**Area Description :** Property is located on the Westside of Jacksonville in the vicinity of Auto retailing district. Space is adjacent to a pediatrician and family practice physician. Easy access to I-10, Blanding Blvd. and Roosevelt Blvd. (Hwy 17) means efficient travel to any location in Jacksonville.



**David Enicks**

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4348 Southpoint Blvd. Ste. 310

Jacksonville, FL 32216

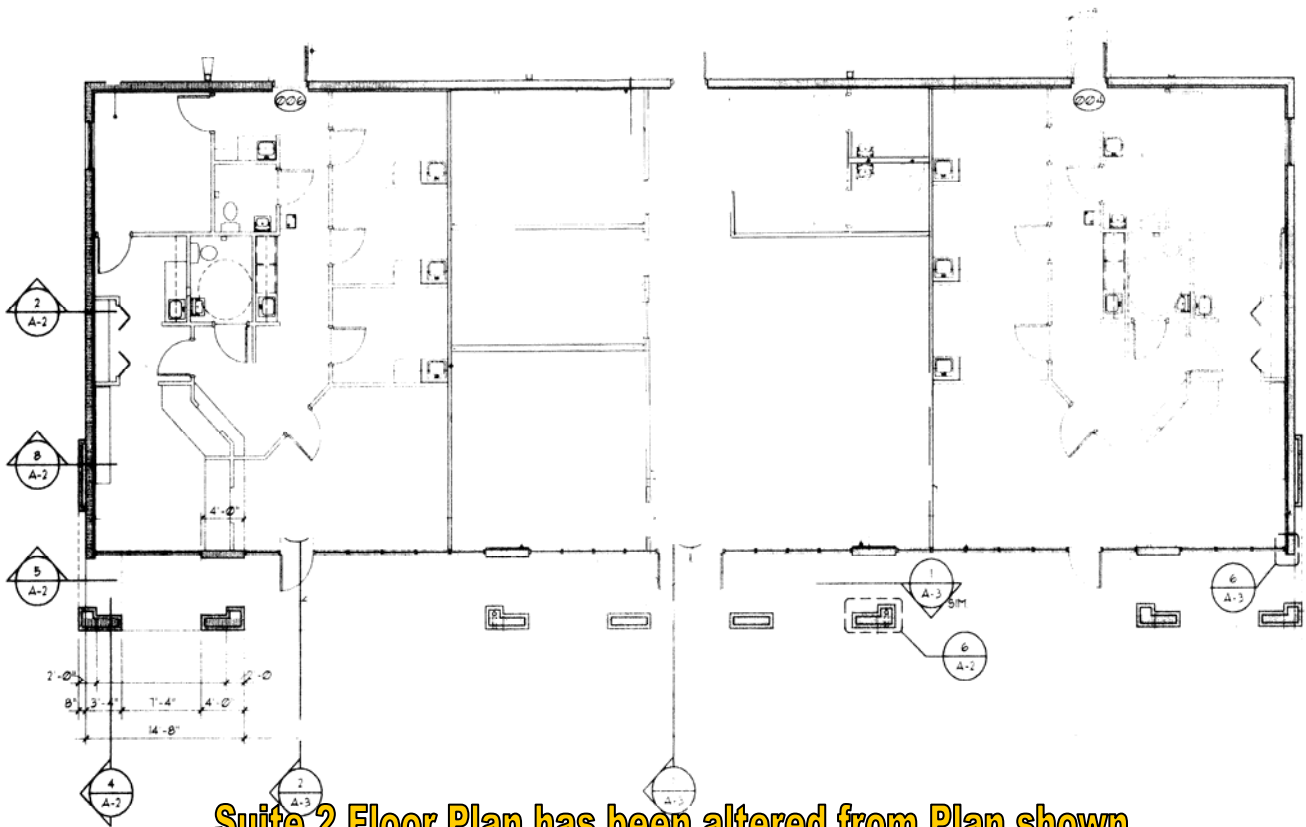
Office : (904) 281-1990

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# FLOOR PLAN



**Suite 2 Floor Plan has been altered from Plan shown**

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