

FOR LEASE / SALE

Freestanding Office

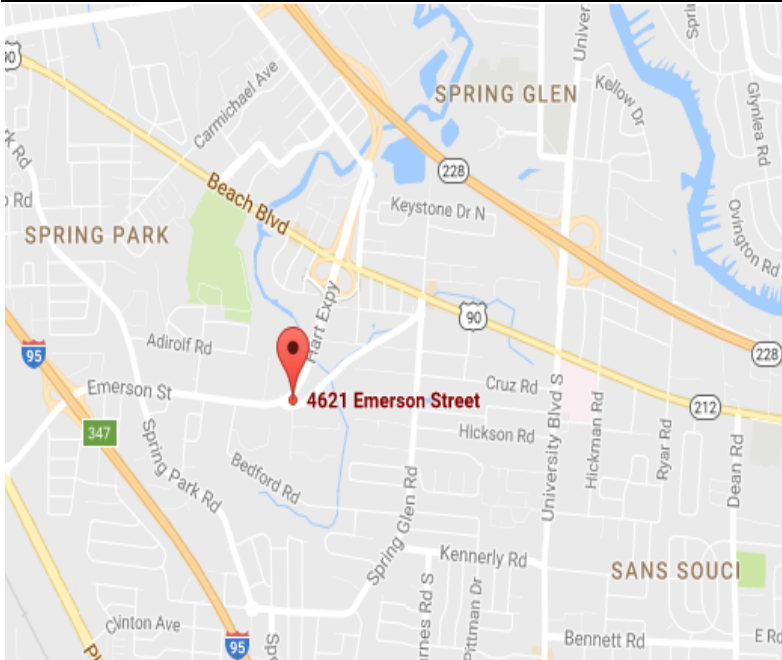


- ◆ Size : 3,598 SF
- ◆ Lease Rate: **\$12/SF Per Year**
- ◆ Lot Size: .28,009 SF

- ◆ Price : **\$390,000**
- ◆ Zoning: **CCG-1**
- ◆ Parcel #: **135936-0010**



4621 Emerson Street, Jacksonville, FL 32207



Motivated Owner (For Sale or Lease). Prime Visibility and Excellent Access. Freestanding Single Tenant, Medical office building in move-in condition. See attached floor plan for current configuration. Ideal for a multitude of users seeking a location with great visibility and access. Owner will offer generous lease incentives to a qualified tenant. Available for sale (\$390,000) below appraised value.

Located in the fork of Emerson Street and the Hart Expressway (offering excellent visibility from 3-sides). 1/2 mile East of I-95 and less than 1/2 mile from Beach Boulevard).

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