

For Sale

7.25% CAP Medical Office, Fully Leased.



1406 Kingsley Avenue, Orange Park, FL 32073

Fully Leased Medical Office Complex

Anthony V. Migliore
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Property Information

SF

8,633 SF / 8,096 RBA

Price

\$1,075,000

Features

- Great signage
- Five tenants, four of which are medical
- Successful medical facility for nearly 30 years
- Well-maintained, well-managed
- NOI of \$77,648

Area

This is in an area of high traffic volume in Orange Park's medical corridor. Less than 1 mile from Orange Park Hospital.

Call The "Bulldog!" 

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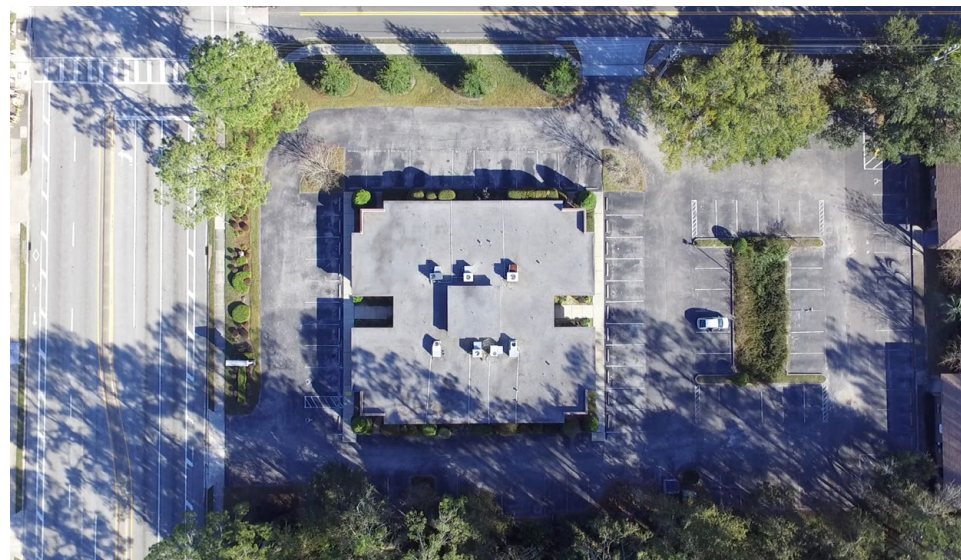
**4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216**

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Excellent, stable, cash-flowing building. Well-maintained and well-managed building with five tenants, several of whom have been in the facility for an appreciable amount of time, and all except one are medical-related (three are dental practices). Several leases recently renewed and all have expirations between 2-5+ years. Operated as a successful medical facility for nearly three decades, it has almost always been fully tenanted. NOI of \$77,648.

Building construction includes a concrete floor on grade, wood frame with brick veneer and some stucco accent panels. Aluminum frame windows, stucco fascia and soffits and a flat built-up roof. Common area waiting room has a raised center roof section with glass inserts that provide natural lighting in the waiting room.



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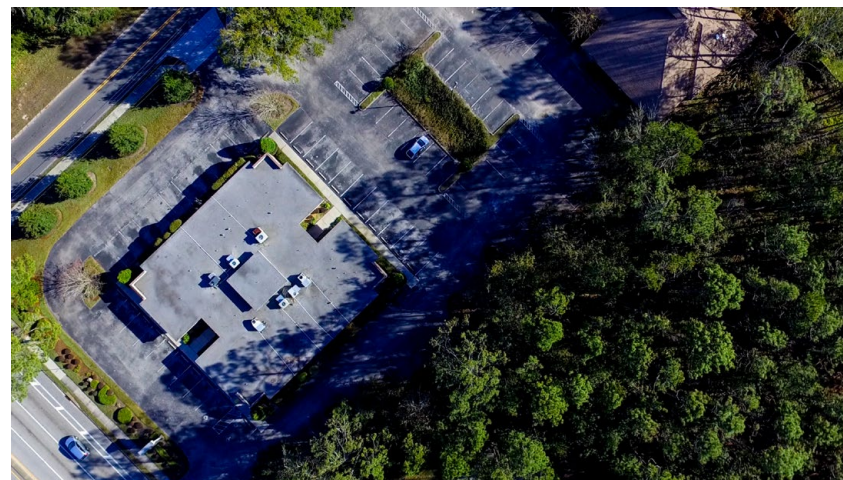
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Income & Expenses 1406 Kingsley

Description	Annual	Monthly
Gross Rent	\$130,306.81	\$10,858.90
Sales Tax	\$8,296.69	\$691.39
Cleaning Fee Reception Area	\$3,000.00	\$250.00
Grounds / Lawn	\$3,876.00	\$323.00
Trash	\$1,260.00	\$105.00
JEA	\$1,800.00	\$150.00
Water	\$3,000.00	\$250.00
Accounting	\$1,000.00	\$83.33
Security	\$321.00	\$26.75
Buy/Sell Insurance	\$761.00	\$63.42
Pest Control	\$1,424.00	\$118.67
Building Insurance	\$3,700.00	\$308.33
Property Taxes	\$9,820.00	\$818.33
Misc	\$6,000.00	\$500.00
Management Fee (self paid)	\$8,400.00	\$700.00
Annual Expenses	\$52,658.69	\$4,388.22
Net Operating Income	\$77,648.12	\$6,470.68

Income & expenses provided by seller and are accurate to the best of our knowledge. Any buyer should conduct his or her own due diligence prior to any investment. Coldwell Banker Commercial Benchmark is not responsible for errors and omissions with regard to the above numbers.

EXPENSE BREAKDOWN

- Sales Tax
- Cleaning Fee Reception Area
- Grounds / Lawn
- Trash
- JEA
- Water
- Accounting
- Security
- Buy/Sell Insurance
- Pest Control
- Building Insurance
- Property Taxes
- Misc
- Management Fee (self paid)



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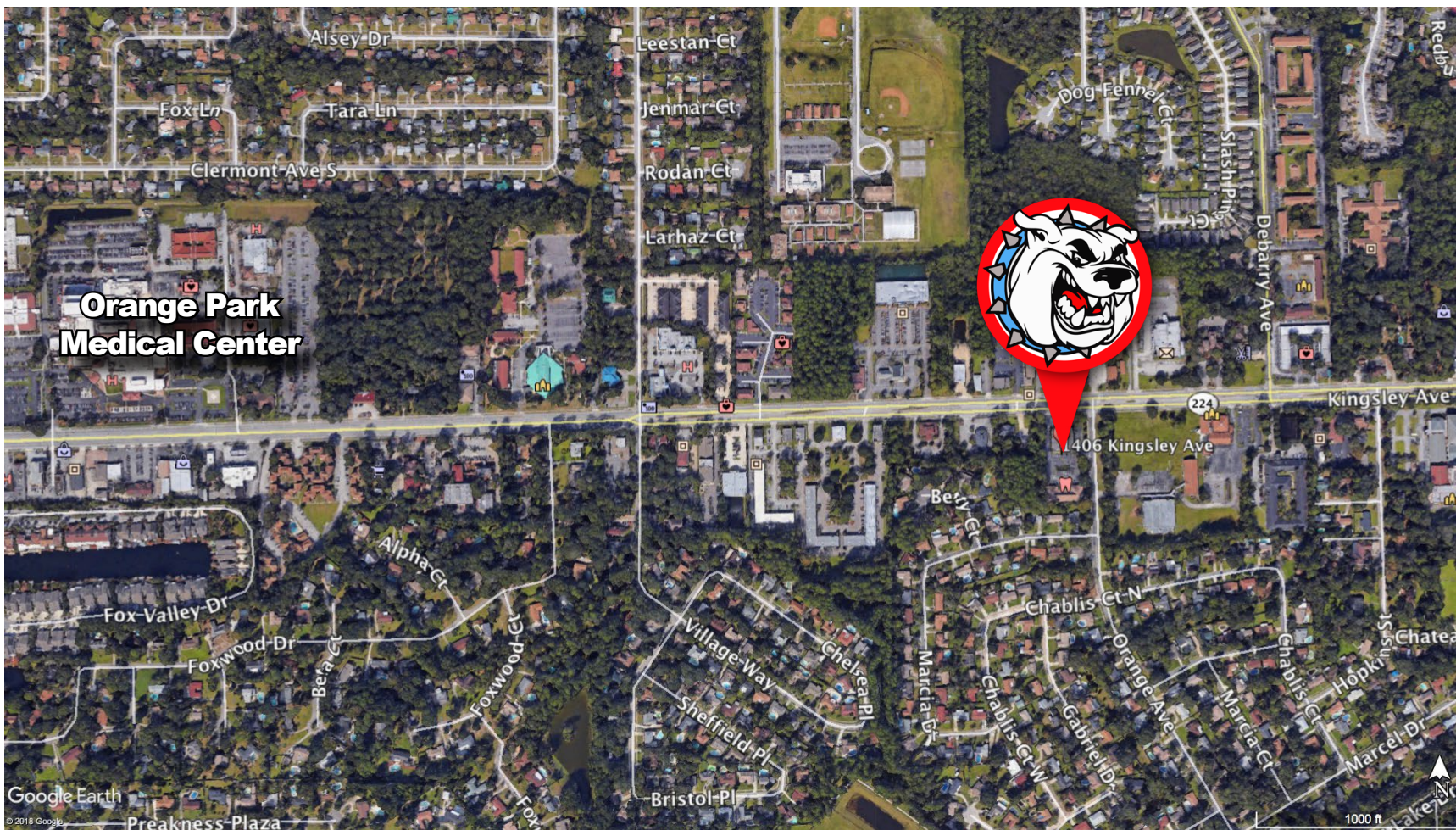
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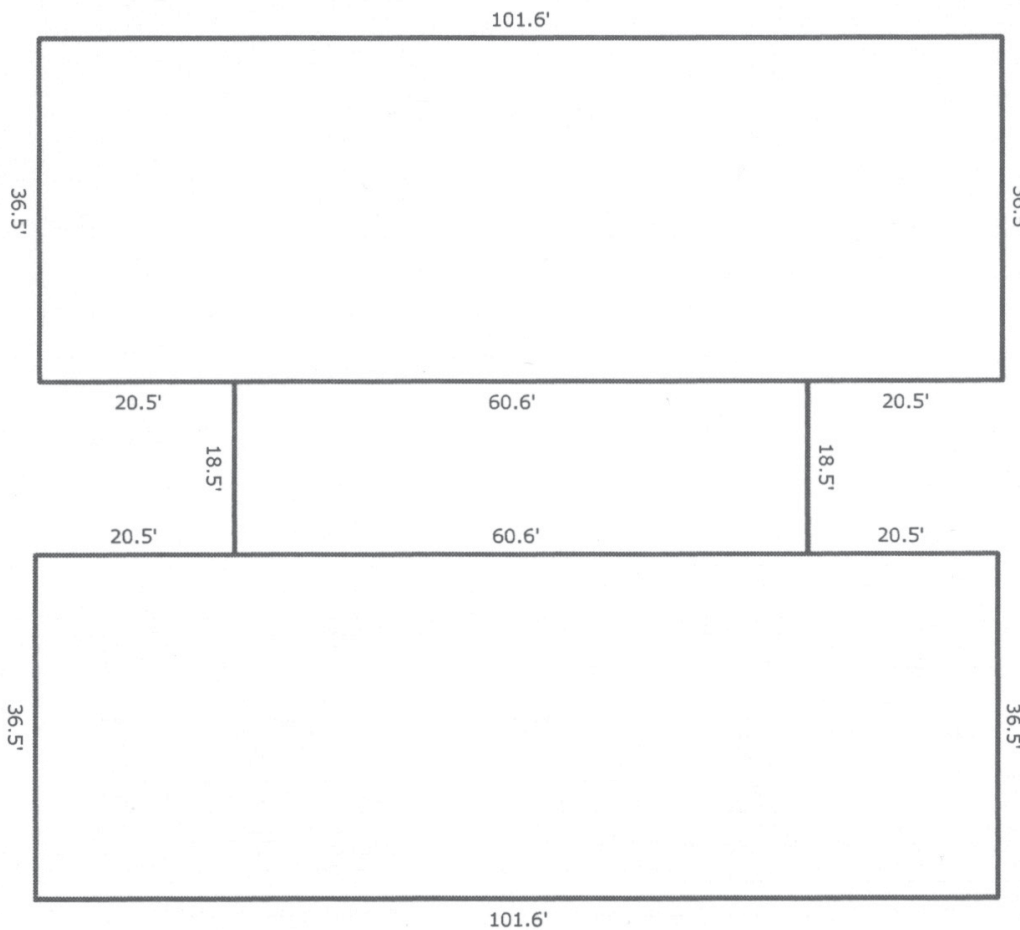
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Building Sketch



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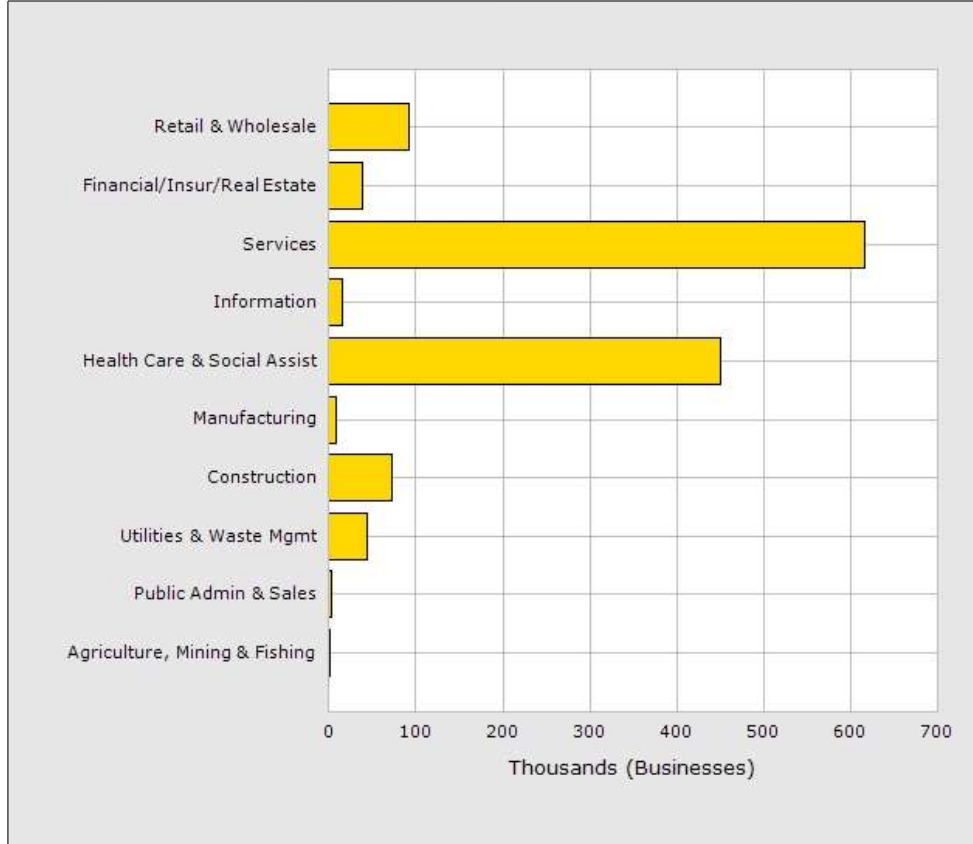
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Businesses for 1 Mile Radius

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	1 Mile	3 Mile	5 Mile
Population			
2017 Total Population:	8,748	51,384	122,165
2022 Population:	9,393	55,014	129,875
Pop Growth 2017-2022:	7.37%	7.06%	6.31%
Average Age:	43.10	39.70	38.60
Households			
2017 Total Households:	3,365	20,130	45,549
HH Growth 2017-2022:	7.40%	7.16%	6.37%
Median Household Inc:	\$57,277	\$53,832	\$60,171
Avg Household Size:	2.60	2.50	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$148,913	\$149,431	\$163,810
Median Year Built:	1976	1982	1987

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