

FOR SALE

Avondale/Ortega Office Complex



REDUCED



1717- 1727 Blanding Blvd., Jacksonville, FL 32210

- ◆ Small to midsize offices in between the Avondale/ Ortega neighborhoods.
- ◆ Property has great access from Blanding Blvd. (US 21) and St. Johns Avenue.
- ◆ Offices range in size from 720 SF to 4,456 SF with direct access to parking areas– no common corridors.
- ◆ Currently 60% occupied with great upside potential or owner-user.

Owner Financing Available to Qualified Buyers

Sale Price : ~~\$1,290,000~~ **\$1,150,000**

Price Per SF: ~~\$57.90~~ **\$51.62**

Each building is 4,456/SF ±

Per Bldg. ~~\$258,002~~ **\$230,019**

Total SF: **22,280**

Suites from **720sf to 2,880sf**

Zoning: **CCG-1**

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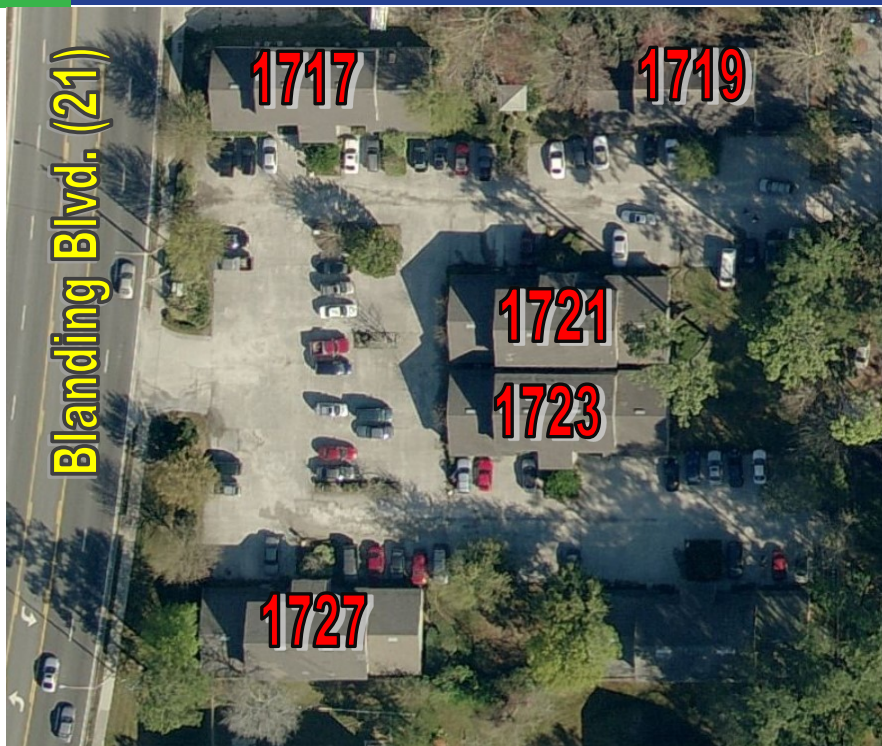
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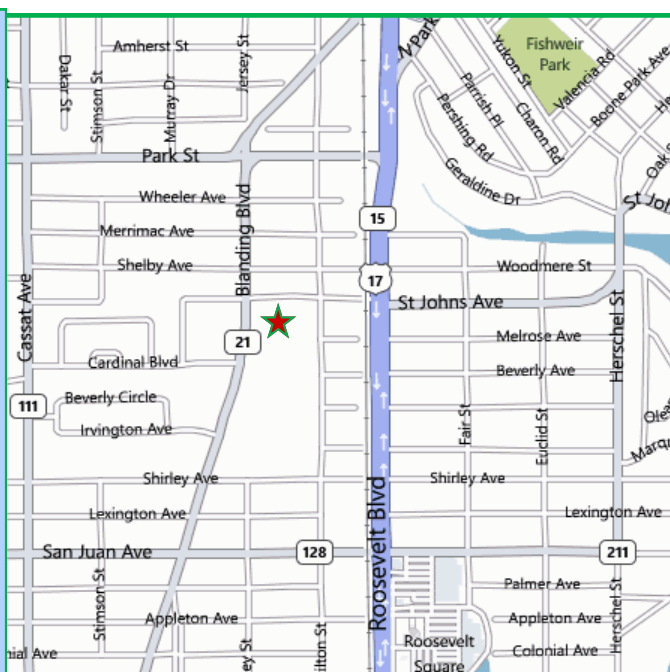
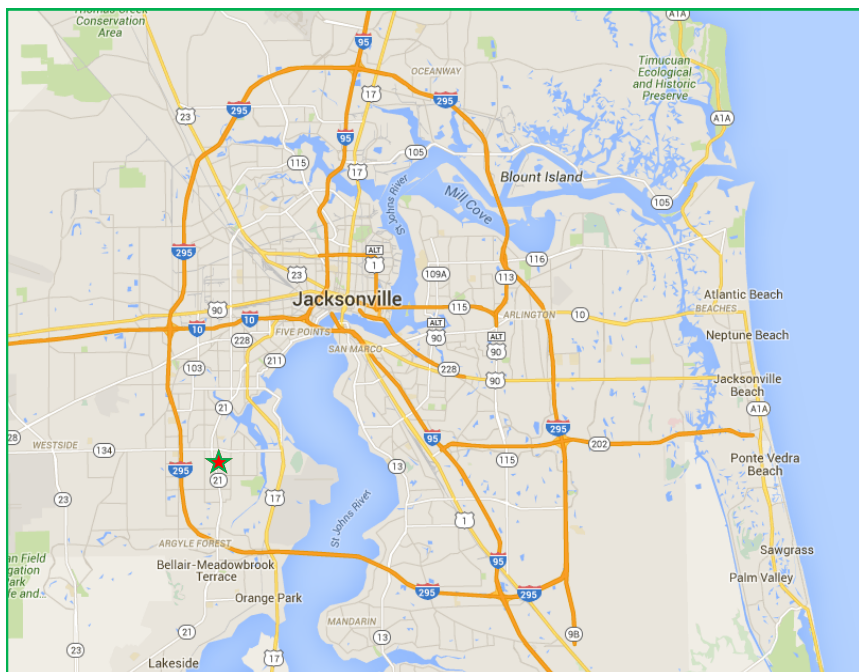
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Located on the main North/South corridor from downtown Jacksonville to Orange Park. Adjacent to St. Johns Ave which connects to Roosevelt (US17). Property has great access from Blanding Blvd (SR21 and St. Johns Ave). Convenient to Downtown Jacksonville and Duval County Courthouse. Walking distance to retail, restaurants and residential neighborhoods in Avondale and Ortega.



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