



2,684 SF FREESTANDING BUILDING | FOR SALE

1807 Rogero Road
Jacksonville, FL 32211

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PROPERTY OVERVIEW

Income-Producing Office/Medical Building – Day-One Cash Flow

This is a rare chance to acquire a fully stabilized, income-producing freestanding office building in Jacksonville's established Arlington – with revenue in place from day one.

The property currently generates **\$63,300 in gross annual revenue potential** (currently 26,100 with owner tenant not contributing, with 56,100) with a net **operating income of \$46,000 potential**, producing a cap rate of 8.54% at the listed price. The building is already **40% leased to two tenants**, 8% small tenancy vacant - currently listed for rent.

The seller occupies the remaining 52% of the space and offers maximum flexibility: **the seller will leaseback their suite for 6-18 months** at market rate, immediately pushing occupancy to 100% and maximizing income from the day of purchase – or, if the buyer prefers to owner-occupy or re-tenant that space, the seller is equally willing to vacate 30 days after closing.

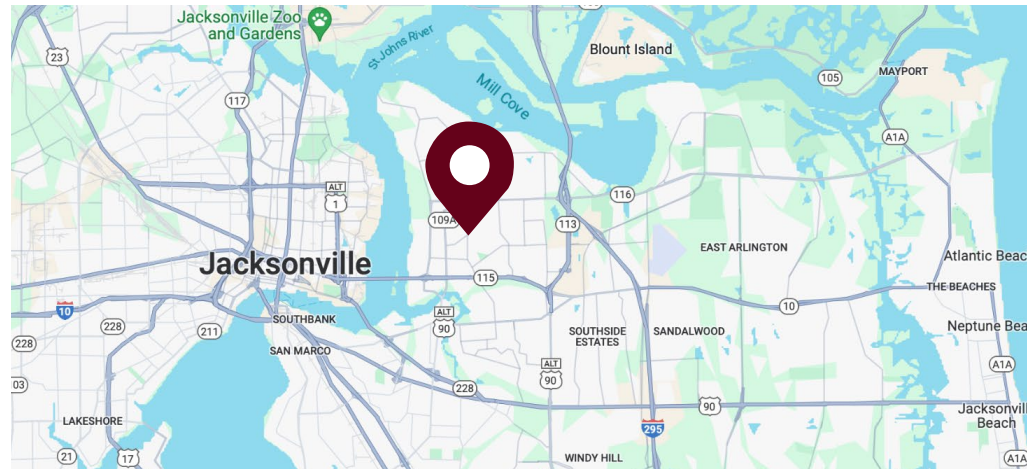
OFFER DETAILS

Address:	1807 Rogero Rd. 32211
Sale Price:	\$535,000
NOI:	\$46,000
Cap Rate:	8.54%
Vacancy:	8%
Building Size:	2,684 SF
Lot Size:	0.33
Zoning:	CO
Parcel ID:	120452 0020



PROPERTY HIGHLIGHTS:

- 2,684 SF freestanding building on 0.33 acres | 1 story | CO zoning
- Beautifully maintained interior with impressive high ceilings and a professional, client-facing layout
- 14 on-site parking spaces plus additional street parking
- Prominent pylon/monument signage with excellent frontage and visibility on Rogero Rd
- Fenced yard space – rare for an office property in this corridor
- Versatile layout suitable for office, medical, or service-oriented professional uses



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INTERIOR PHOTOS



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PROPERTY PHOTOS

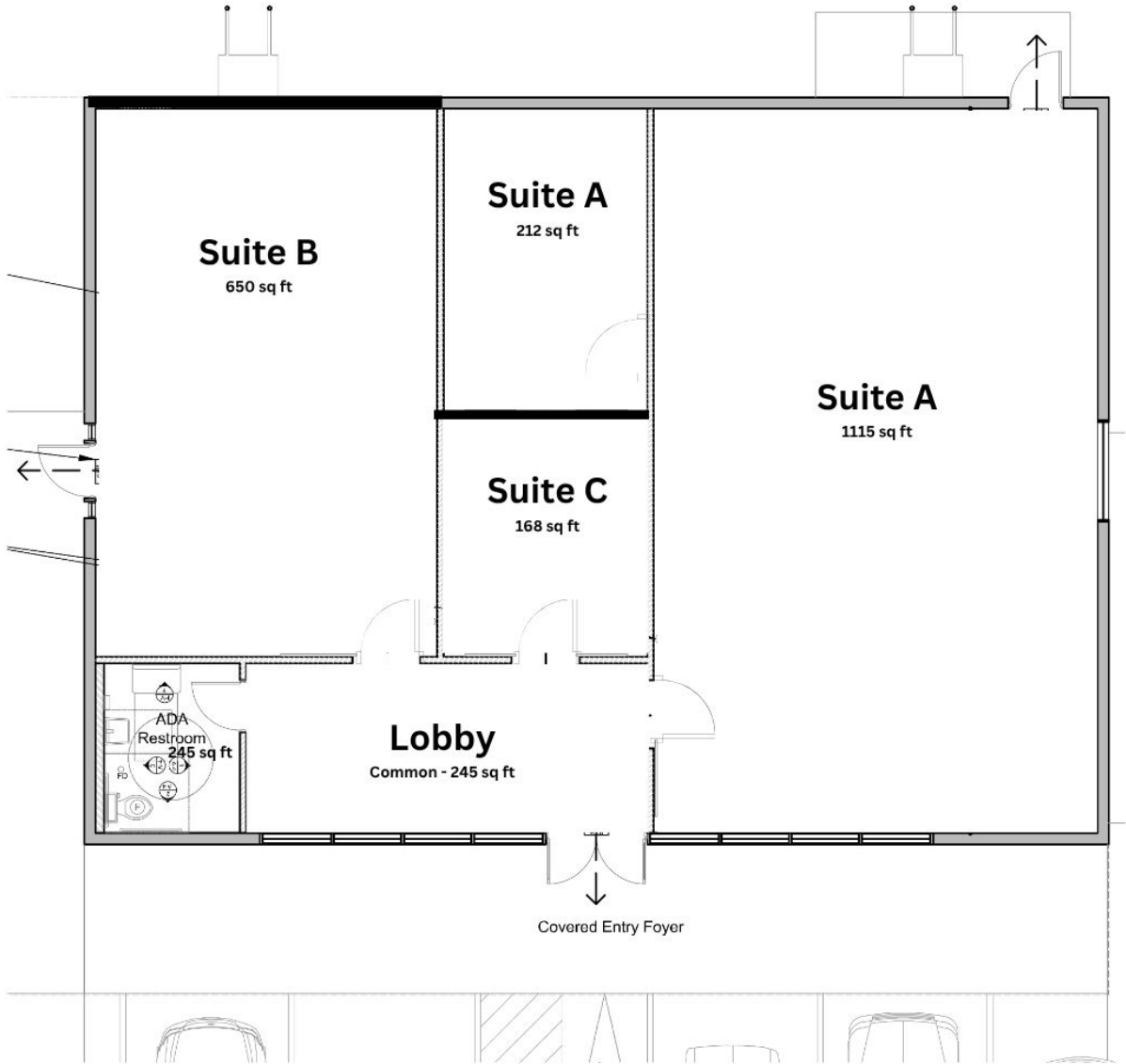


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FLOOR PLAN

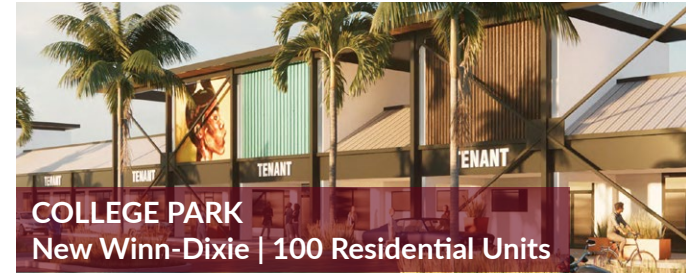
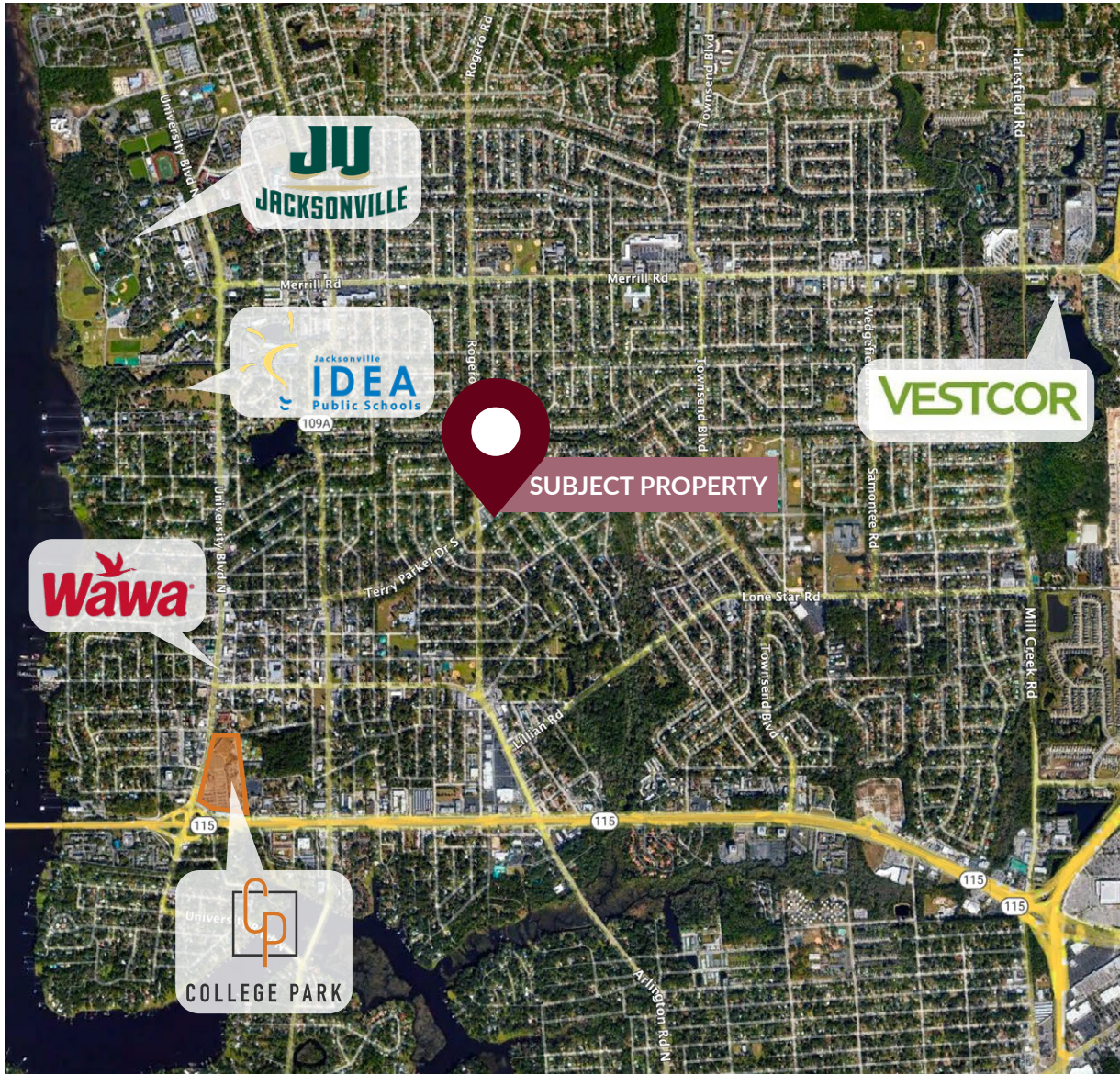


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SURROUNDING AREA



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