



## MULTI-TENANT OWNER-USER / INVESTMENT SALE

2801 & 2797 St. Johns Bluff Road  
Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
[kayla@cantrellmorgan.com](mailto:kayla@cantrellmorgan.com)





# SALE OVERVIEW

## PROPERTY OVERVIEW

We are pleased to present a prime investment opportunity at 2801 & 2797 St. Johns Bluff Road in Jacksonville, Florida. This fully leased multi-tenant property offers a robust mix of national and local tenants.

2801 & 2797 St. Johns Bluff Road represents an excellent opportunity for owner users or investors seeking a stable, income-generating property with strong tenants in a prime location.

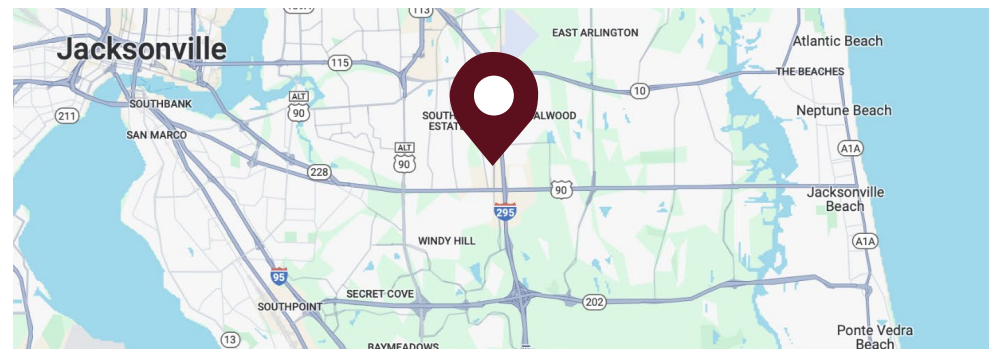
Don't miss out on this chance to invest in a high-quality commercial property in Jacksonville, FL. Contact us today for more details and to schedule a tour of the property.

## PROPERTY HIGHLIGHTS

- The property is 64% occupied, guaranteeing immediate rental income.
- Diverse Tenant Mix: National and local tenants provide a reliable and varied income stream.
- Prime Location: High visibility at a signalized intersection in a busy commercial area.
- Stable Income: Long-term leases in place with staggered expirations, ensuring continuous revenue.
- Strong Traffic Counts: Benefit from substantial daily traffic, driving consistent footfall to the property.



Address:	2801 & 2797 St. Johns Bluff Road
Sale Price:	\$3,500,000.00
Annual Income:	\$178,454.36
NOI:	\$134,953.71
Parcel ID:	163673-0000
Sale Type:	Multi-Tenant Investment Sale
# of buildings:	Two (2)
Lot Size:	0.73
Year Built:	1988
Zoning:	IBP



2801 & 2797 St. Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com





## PROPERTY PHOTOS



2801 & 2797 St. Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com





## SURROUNDING AREA



2801 & 2797 St. Johns Bluff Road | Jacksonville, FL 32246

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com

