



MULTI-TENANT INVESTMENT SALE

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

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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 investors seeking a stable, income-generating property with strong tenants in a prime location. This fully leased multi-tenant asset is positioned to deliver consistent returns and potential for future growth.

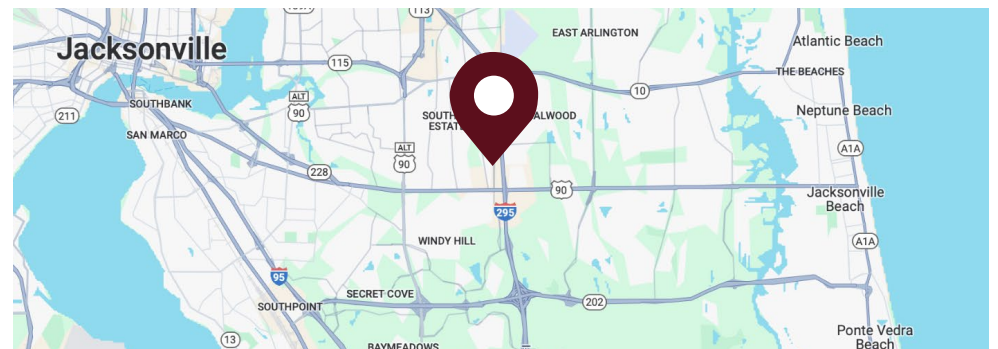
Don't miss out on this chance to invest in a high-quality commercial property in Jacksonville, FL. Contact us today for more details and to schedule a tour of the property.

PROPERTY HIGHLIGHTS

- **Fully Leased:** The property is 100% 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
NOI:	\$216,925.38
CAP Rate:	6.20%
Parcel ID:	163673-0000
Sale Type:	Multi-Tenant Investment Sale
# of buildings:	Two (2)
Lot Size:	0.73
Year Built:	1988
Zoning:	IBP



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PROPERTY PHOTOS



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SURROUNDING AREA



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

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