

# MULTI-TENANT RETAIL INVESTMENT SALE

8209 W BEAVER STREET  
JACKSONVILLE, FL 32220



FOR SALE

 CANTRELL  
& MORGAN



# SALE OVERVIEW

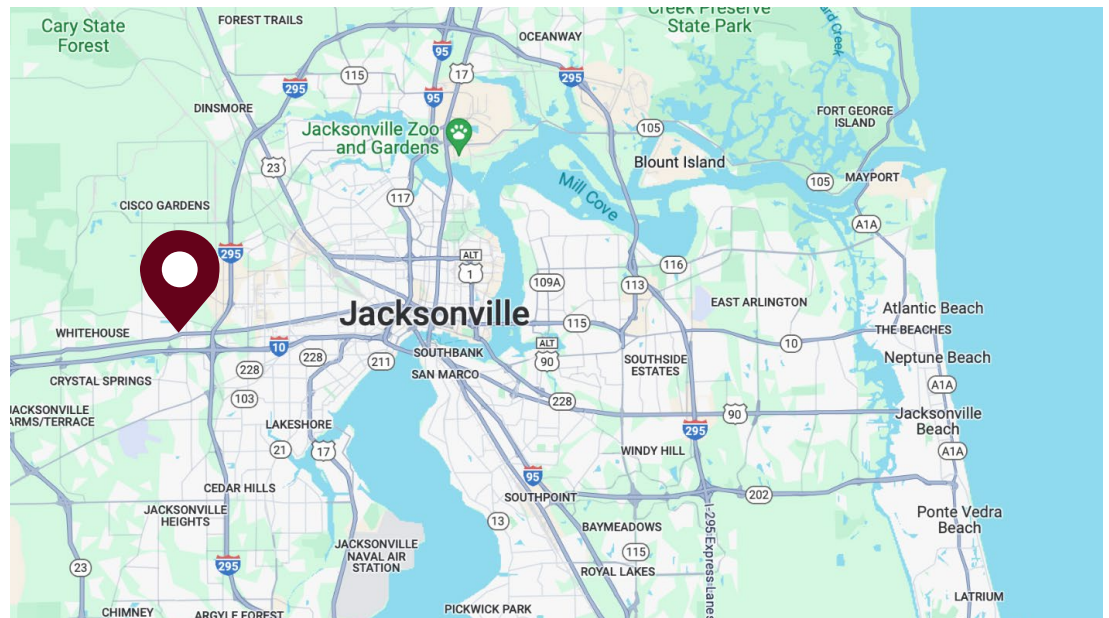
## PROPERTY OVERVIEW

Located at 8209 W Beaver Street, this multi-tenant investment property presents a compelling opportunity in the retail and medical real estate market. Anchored by Sage Dental, a multi-billion-dollar brand, the property benefits from the stability and prestige associated with such a well-established tenant. Both tenants have secured long-term NNN leases, offering investors the assurance of predictable income with minimal landlord responsibilities.

Additionally, these leases include multiple options to renew, further enhancing the investment's longevity and appeal. The property boasts a current Net Operating Income (NOI) of \$133,550.48, with built-in annual increases ensuring consistent growth. This blend of secure tenancy, robust income, and potential for future appreciation makes this property an attractive addition to any investment portfolio.

## PROPERTY HIGHLIGHTS

|                |                                       |
|----------------|---------------------------------------|
| Address:       | 8209 W Beaver Street                  |
| Sale Price:    | \$2,000,000.00                        |
| NOI:           | \$133,550.48                          |
| CAP Rate:      | 6.68%                                 |
| Parcel ID:     | 006217-2550                           |
| Bldg Size:     | 3,951 SF                              |
| County:        | Duval                                 |
| Zoning:        | PUD                                   |
| Lot Size:      | 0.43                                  |
| Year Built:    | 2009                                  |
| Tenancy:       | 2 Tenant                              |
| Monument Sign: | Yes                                   |
| Frontage:      | 160' on Beaver St W (with 1 curb cut) |



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# PROPERTY PHOTOS



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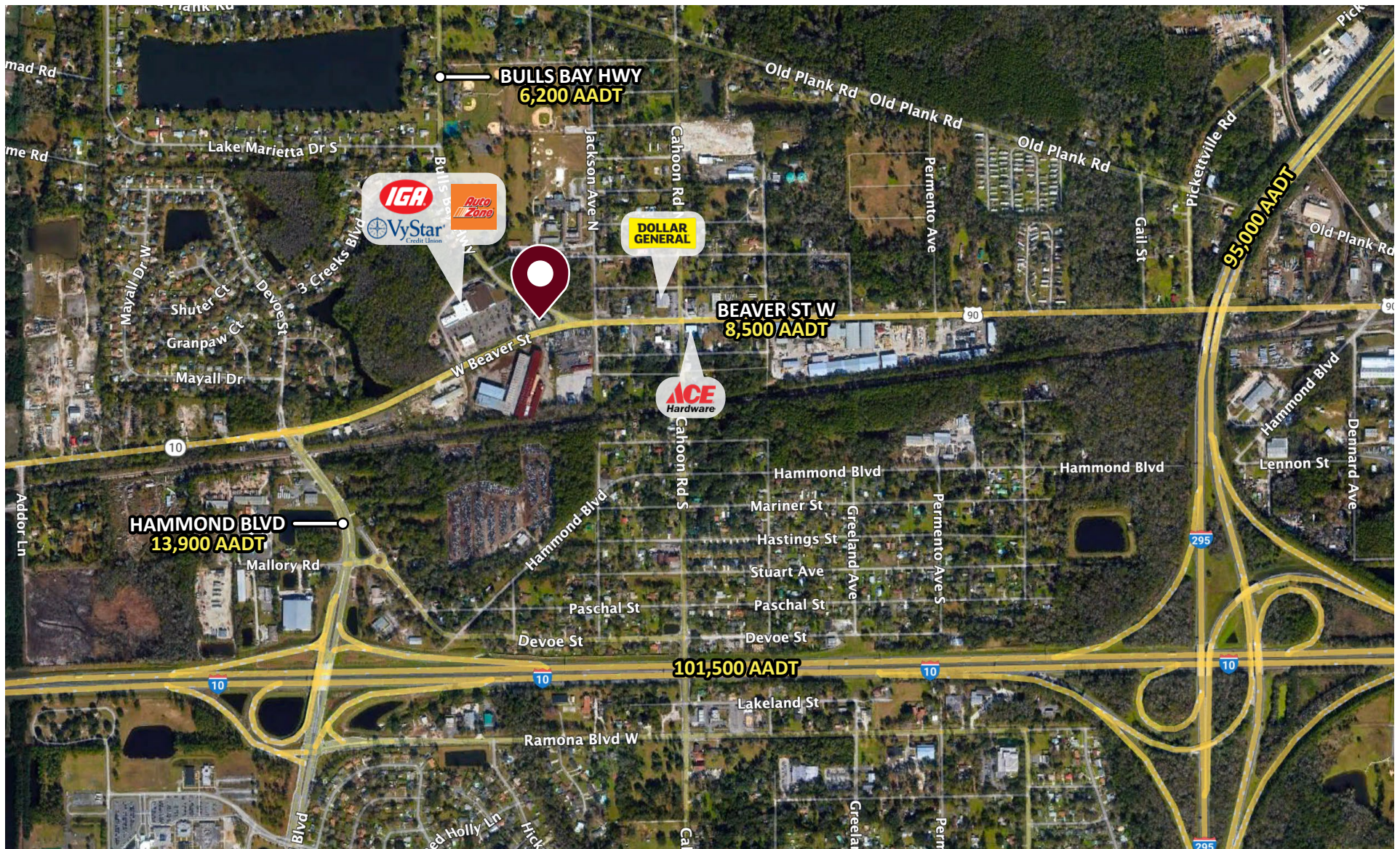


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## SURROUNDING AREA



8209 W Beaver Street | Jacksonville, FL 32220

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