



COMMERCIAL ASSET | FOR SALE

5737 Barnhill Rd, Bldg 100 & 200
Jacksonville, FL 32207

KAYLA DEGUZMAN
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SALE OFFERING

Sale Price	\$1,800,000.00
Address:	5737 Barnhill Rd Bldg 100 & 200 Jacksonville, FL 32207

PROPERTY HIGHLIGHTS

- Owner user or investment opportunity
- 2 Free Standing BLDGS plus land lot
- Ample parking
- Signage available
- 2nd Generation Medical Space
- Vacant BLDG can be multi-tenant or single tenant

BLDG 1: 6,400 SF

Available:

- Unit 102 = 4,000 SF
- Unit 104 = 2,400 SF

Combined for up to 6,400 SF

BLDG 2: 5,000 SF

Available:

- Currently Occupied by Owner



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Building Size:	BG 1: 6,400 SF, BG 2: 5,000 SF
Lot Size:	1.51 AC
Zoning:	CCG-1 w/ PUD & RMD-D
Parcel ID:	137118 0020 & 137119 0050
Year Built:	2001
Signage:	Yes
Parking:	Ample Paved Parking + Additional Land

SALE OVERVIEW

This is an exceptional chance to acquire two commercial properties in a prime location just off of University Blvd S. With Synergy Lifestyle Center currently occupying one of the buildings and willing to sign a lease-back agreement, this sale offers immediate rental income for investors or stability for owner-users.

The second building boasts 6,400 SF of space, fully plumbed with exam rooms, making it ideal for medical or professional tenants. Whether you choose to lease to multiple tenants or a single entity, the layout is flexible and ready to accommodate various business needs.

Situated just minutes from Memorial Hospital, these properties benefit from high traffic counts, making them an attractive location for medical professionals, clinics, or related businesses. This is a prime opportunity to invest in a thriving area with solid growth potential.

Don't miss this chance to secure a versatile commercial asset in Jacksonville!

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PROPERTY PHOTOS

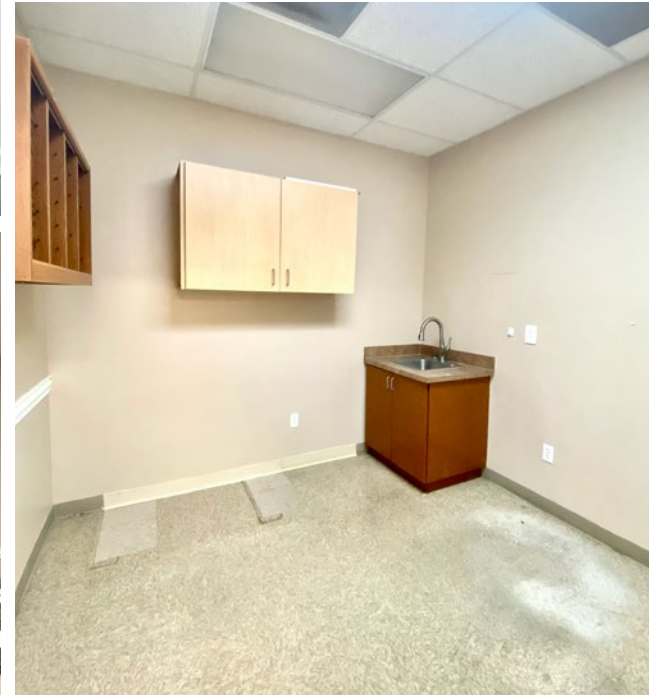


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INTERIOR PHOTOS



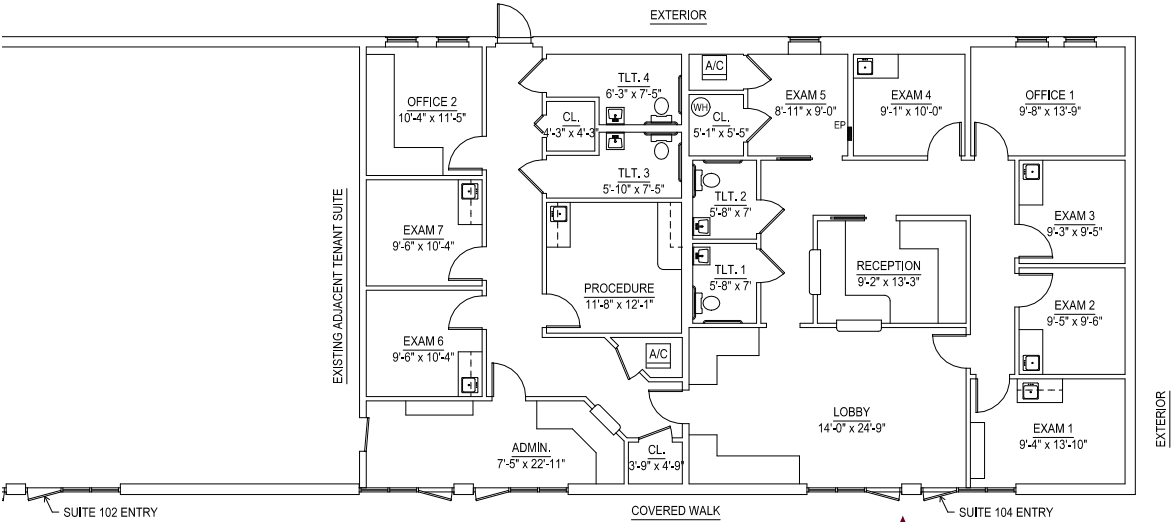
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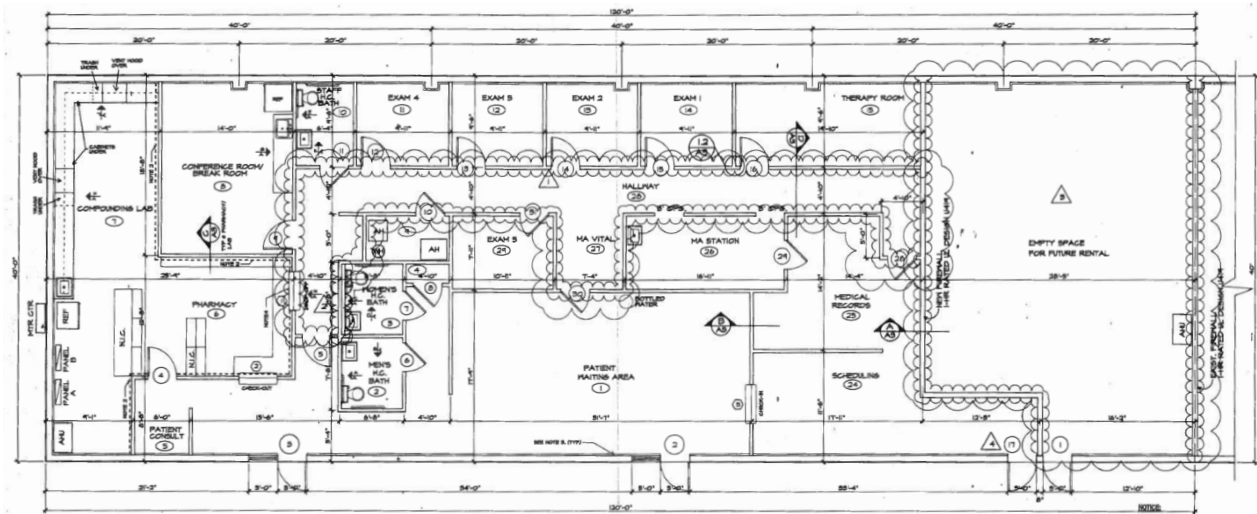


FLOOR PLAN FOR SPACE AVAILABLE

BLDG 1:
Unit 102 = 4,000 SF



COMBINED FOR UP TO 6,400 SF



BLDG 1:
Unit 104 = 2,400 SF

SURROUNDING AREA



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CENTRAL TO MAJOR HOSPITALS



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