



±1,140 SF OFFICE CONDOMINIUMS | FOR SALE

3890 Dunn Ave
Jacksonville, FL 32218

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PROPERTY OVERVIEW

3890 Dunn Avenue is a well-kept $\pm 1,140$ SF office condominiums in a quiet, gated office park in Jacksonville's Northside submarket. The park is fully occupied by established professional businesses. This units sits right next to the gated entrance, so it's easy for clients and staff to find and reach.

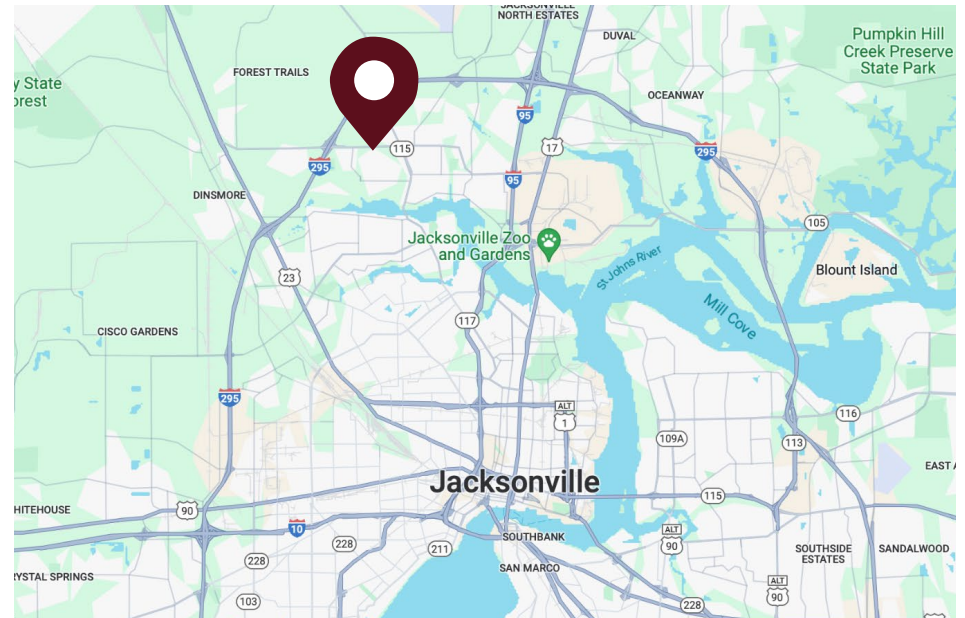
The suites have a welcoming lobby, multiple private offices, a break room, and a restroom, a layout that suits a wide range of professional and medical-office users. A month-to-month tenant currently occupies the units, which gives buyers flexibility. An owner-user can have the space delivered vacant, and an investor can renew the tenant for immediate income. The units can also be bought together, which are nearly identical, for a larger footprint or a multi-unit investment.

Property Highlights:

- 3 - $\pm 1,140$ SF office condominiums
- Gated, well-maintained office park full of professional businesses
- Located right next to the park's gated entrance
- Lobby, multiple private offices, break room, and restroom
- Month-to-month tenant in place: can be vacated for an owner-user or renewed for an investor

PROPERTY DETAILS

Asking Price:	\$296,400.00
Monthly Rent:	\$2,100.00 / Per Month / Modified Gross
Size:	1,140 SF
Zoning:	PUD
Parcel Number:	020253-0120
Tenant:	MTM Tenant in Place
Sale Type:	Investment or Owner User
Asset Type:	Office Condo
Association Fee:	$\pm \$1,024.00$ / per quarter

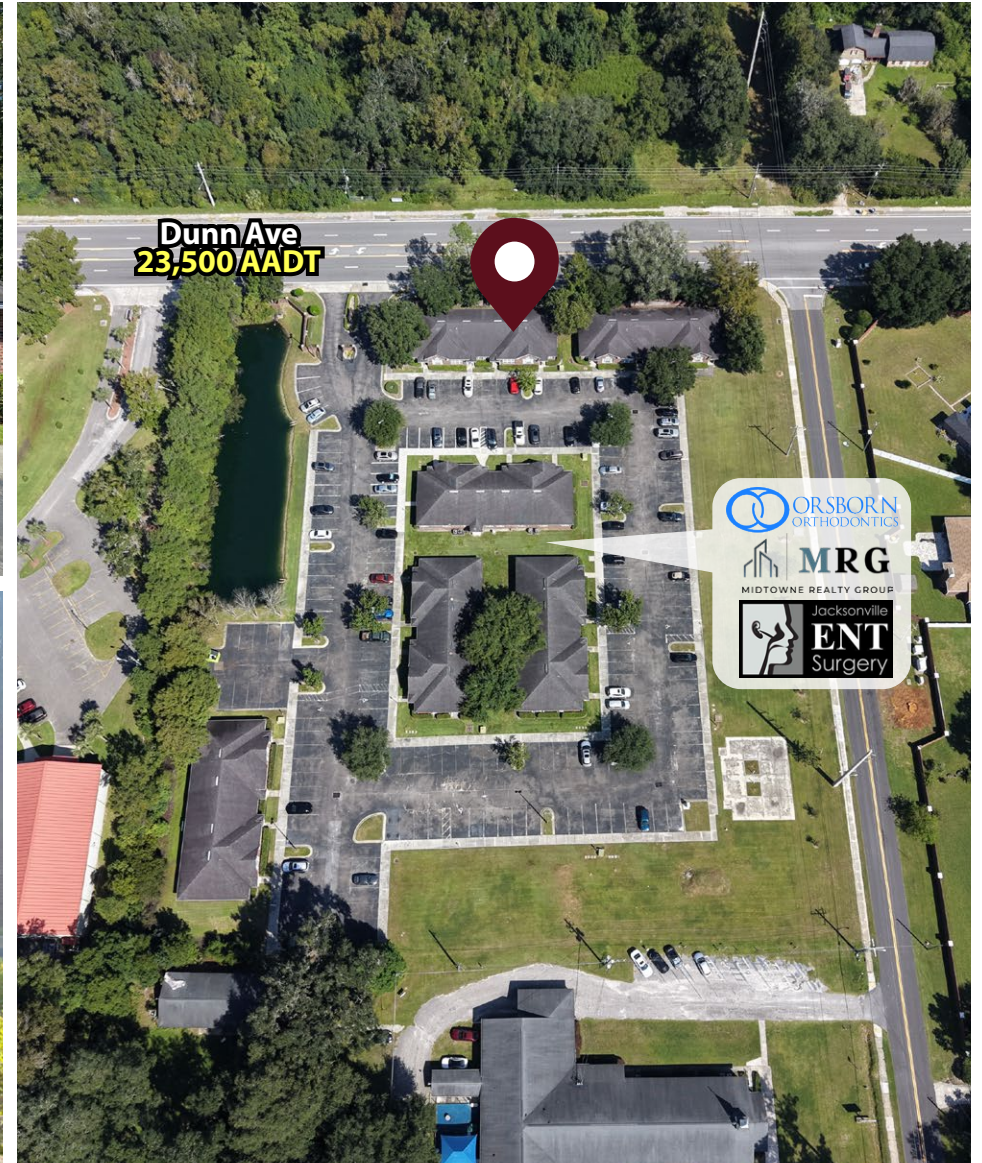


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PROPERTY PHOTOS

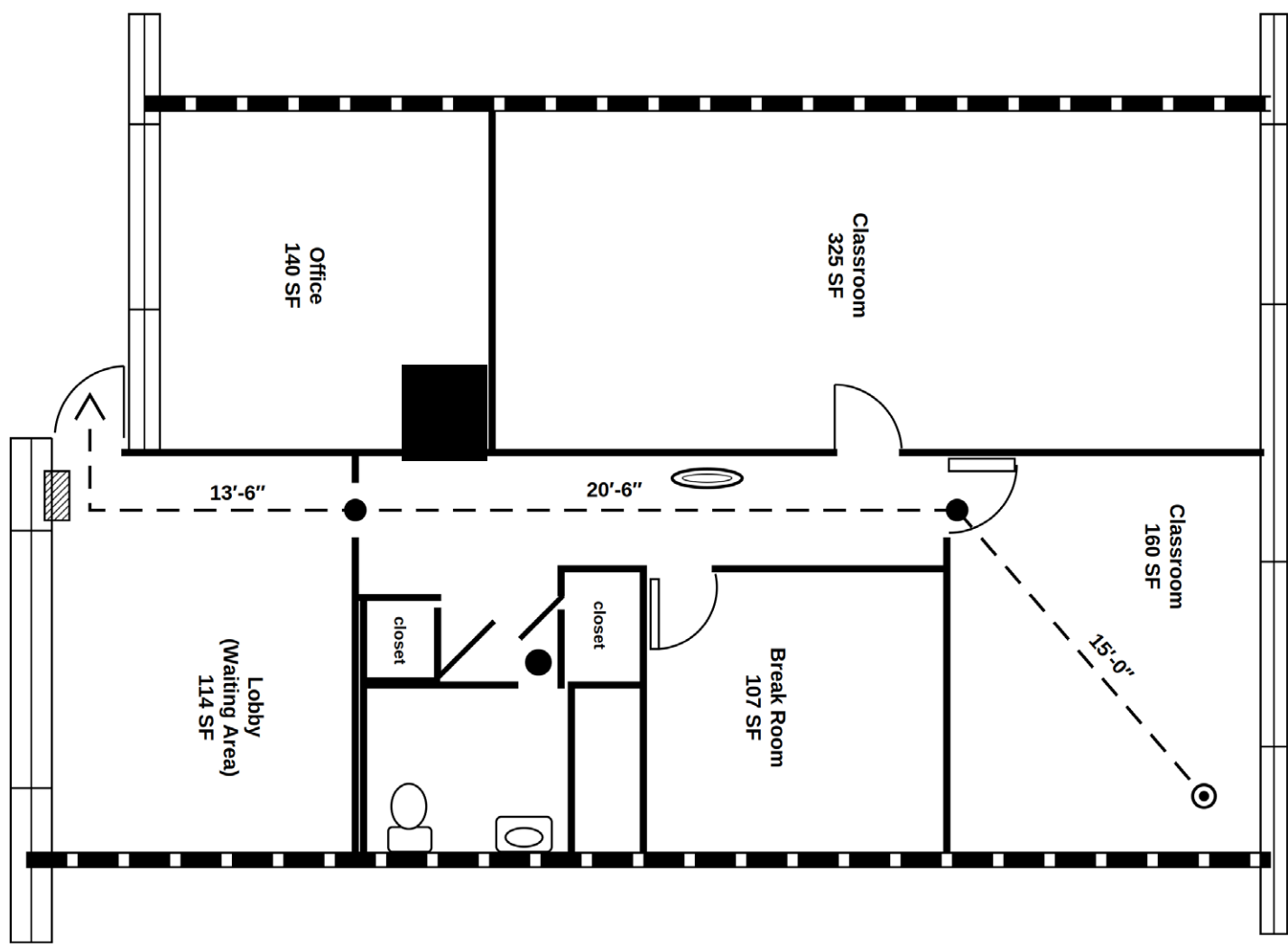


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FLOOR PLAN



SURROUNDING AREA



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