

FOR SALE

**1712 & 1736 University Blvd. South
@ Atlantic Blvd.**



(+/-) 10,251 Square Feet

- Two (2) Free-Standing Multi-Tenant Medical Buildings
- Easy Access to Hart & Matthews Bridges
- Tenants Include: Duval County Public Health, Public Dental, Jacksonville Emergency Dental & Consolidated Laboratories (All Long-Term Leases)
- Monument & Building Signage Available
- Zoned CCG-1
- Current NOI \$180,000.00, 10.75 CAP Rate (through 2010), 8.5 CAP Rate (through 2015)
- Purchase Price: \$1,675,000.00, i.e. \$163.39 p.s.f.

For more Information or Appointment Contact:

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