

## OFFICE BUILDING FOR SALE OR LEASE



## **6237 MERRILL ROAD**

Jacksonville, FL 32216 1,964 SF Office Building.

Sale Price: \$275,000.00

Lease Price: \$2,350.00 per Month, plus 3.5% State & Local Sales Tax

Garnett Commercial Real Estate, Inc. 904-855-8800

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Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



Property: 6237 Merrill Road

Jacksonville, FL 32277

Building: 1,964 SF Suburban Office Building.

Construction with Concrete Block, Stucco and Shingle Roof.

Year Built: 1956, with several renovations since original construction.

Site Size / Zoning: .26 Acres zoned CO / Commercial Office.

Prior Use: Dental Office with improvements that include counters with

sinks.

Location: Close Proximity to Jacksonville University and University

Blvd. that provide direct access to the I-295 and Southside Connector. Site has a Broad Range of Multi-Family and

Single-Family Neighborhoods in the area.

Parking: Paved Parking fronting and behind the Building. Rear Lot

is completely fenced with New 6' Privacy Fencing.

Covered Drop Off: Covered Area adjacent to the Building's Main Entry for

Drop Offs in inclement weather.

Signage: Building and Wooden Post Monument Sign with Great

Visibility on Merrill Road.

Storage Sheds: Two Storage Sheds adjacent to the Main Building. One

Shed is approximately 5' x 20' and the other Shed is

approximately 10' x 10'.

Plumbing Improvements: Two Restrooms and a Shower. Plumbing stubbed out in

one of the rooms.

Renew Arlington CRA: Merrill Rd. is a CRA designated area and this site has the

potential to qualify for redevelopment assistance from the City's Renew Arlington Community Redevelopment Area

Program.

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