



## **PROFESSIONAL OFFICE BUILDING FOR SALE**



**8421 Baymeadows Way**  
**Jacksonville, Florida 32256**

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**Sale Price: \$549,000.00**

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**Size: 5,040 SF Building.**

**Zoning: CCG – 1.**

**Land Size: .43 Acres.**

**Available Space ranges from 140 SF, to Full Floor or Entire Building for Lease or Owner Occupant.**

**1<sup>st</sup> & 2<sup>nd</sup> Floors occupied with Short Term Lease Tenants with leases ranging from Monthly to 1 Year.**

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**A Licensed Real Estate Broker**

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



**FOR SALE**

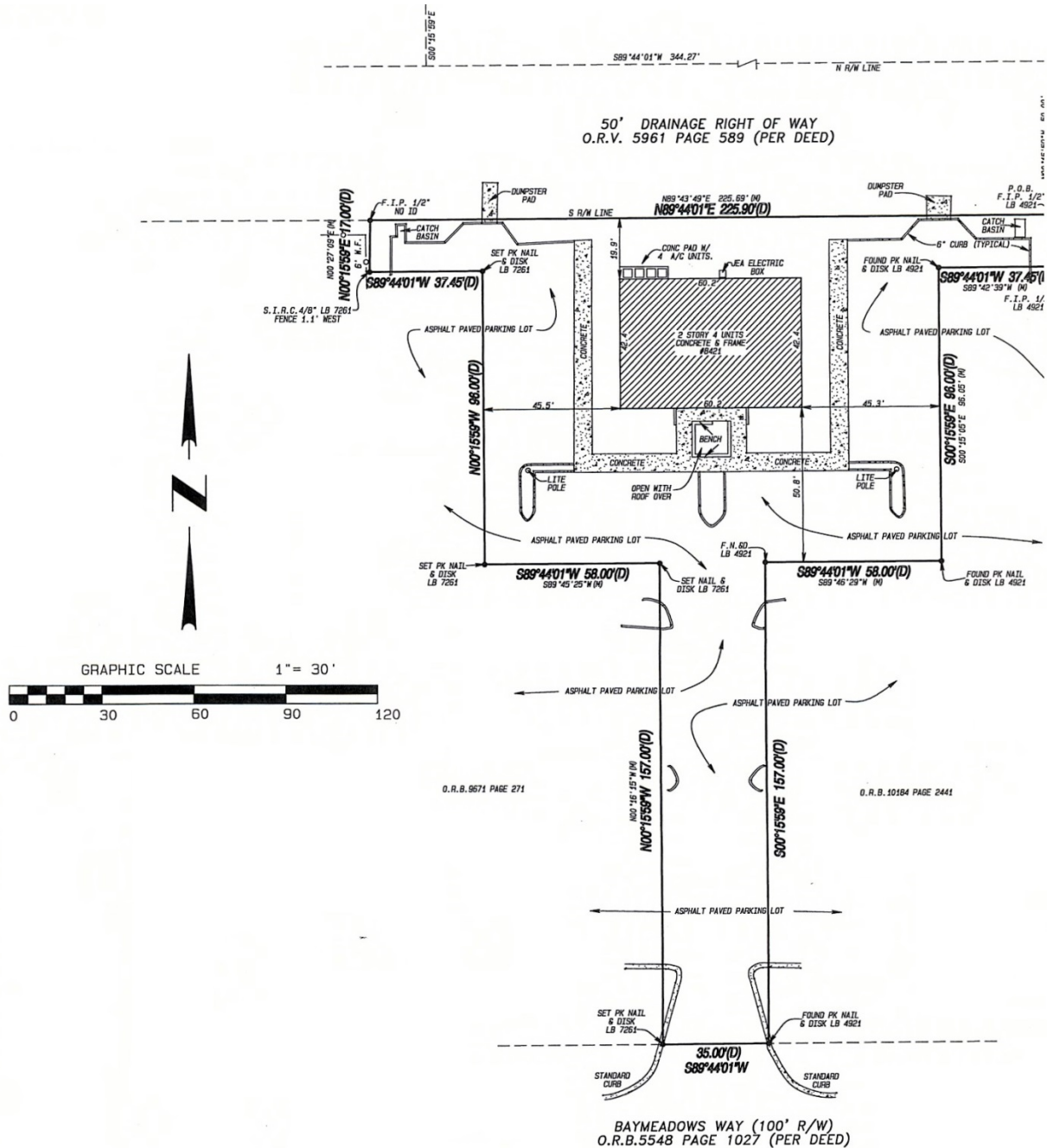
**8421 Baymeadows Way  
Jacksonville, FL 32256**

<b>Product Type/Use:</b>	<b>Two Story Free Standing Office Building.</b>
<b>Size:</b>	<b>5,040 SF.</b>
<b>Zoning:</b>	<b>CCG-1 (Commercial Community General – 1).</b>
<b>Site Size:</b>	<b>.43 Acre Building Site. .12 Acre Right of Way (Entry Road).</b>
<b>Year Built:</b>	<b>1985.</b>
<b>Most Recent Use:</b>	<b>Corporate Office for Christian Light Ministries, Inc. (Owner). Leased space for Multi-Tenant Small Office and Executive Office space Users.</b>
<b>Current Occupancy:</b>	<b>1<sup>st</sup> Floor is Fully Occupied. 2<sup>nd</sup> Floor has 8 Executive Offices for Lease (4 are currently vacant).</b>
<b>New Owner Opportunity:</b>	<b>Owner User or Investor scenarios are open to a New Owner.  A New Owner can choose to occupy a portion of a floor, an entire floor or the entire Building.</b>
<b>3 Building Complex:</b>	<b>The 8421 Building is part of a Three Building Office Complex with an Association in place to handle expenses related to Parking Lot Lights, Common Dumpster and Basic Lawn Service. Current Association Fees are \$275.00 per month.</b>
<b>Utilities:</b>	<b>Electric / JEA, Water / JEA and Sewer / JEA.</b>
<b>Parking:</b>	<b>30 Parking Spaces. Non-Reserved – Free First Come, First serve at a Ratio of 5.95 Spaces per 1,000 SF.</b>
<b>Access:</b>	<b>Location offers easy access to Baymeadows Road and U.S. Highway 1/Philips Highway, which provide direct access to Interstate 95.</b>
<b>Proximity:</b>	<b>In close proximity to Medical/Hospital Services, Several Prominent Retail Areas, University of North Florida, Restaurants and Multi- Family &amp; Single-Family Housing in all price ranges.</b>

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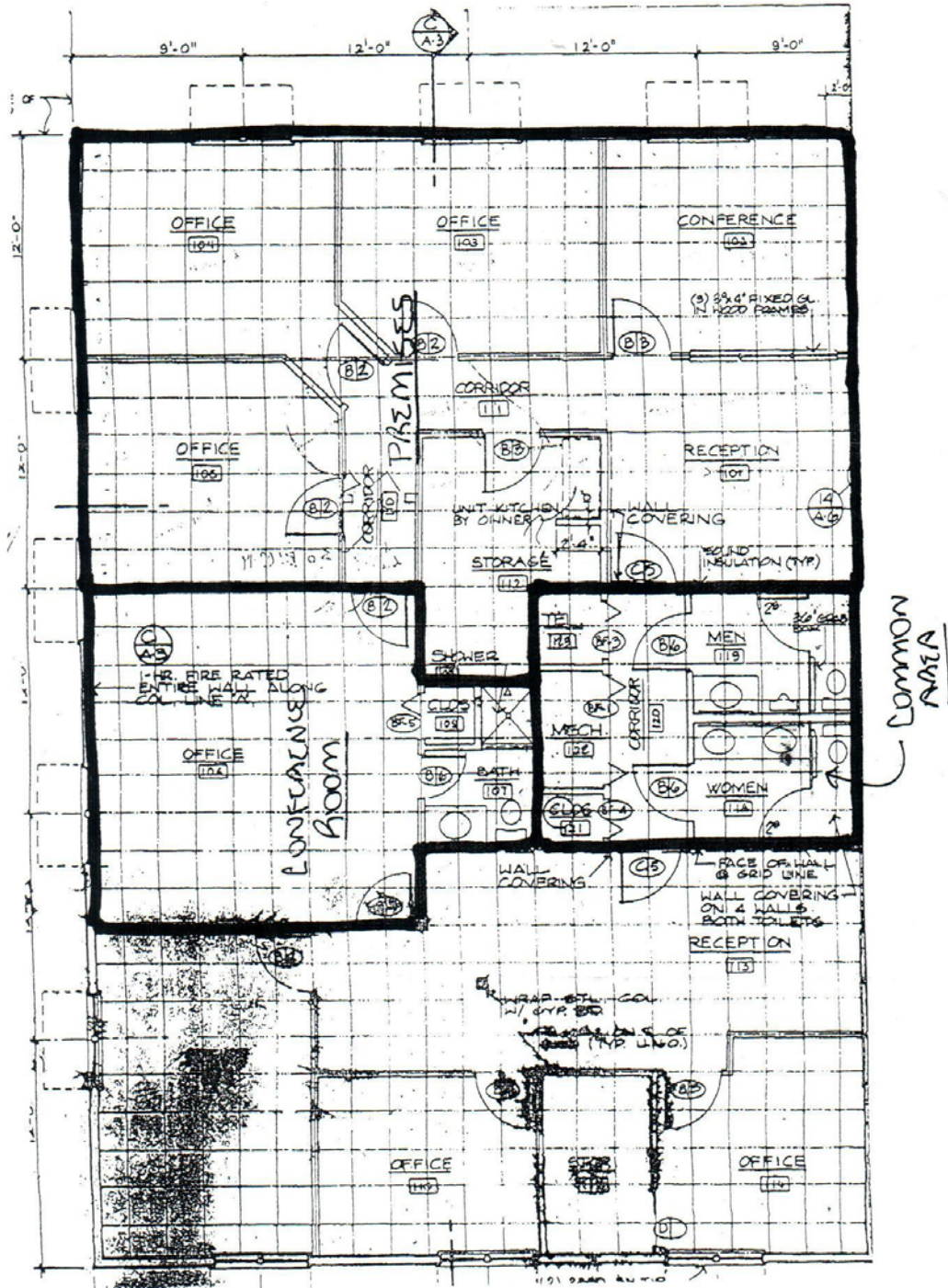
## SITE PLAN







**(Best Available Plan – Not Completely Accurate)**





Architectural floor plan of the second floor. The plan includes a central corridor system connecting various rooms. On the right side, there is a staircase labeled "STAIRS SEE DWG. A-9". Adjacent to the stairs is a "VESTIBULE" area. A note indicates "6\" x 6\" HIGH WALLS - 4\" WOOD CAP". Dimensions are shown throughout the plan, such as 20'-0\", 12'-0\", and 8'-0\". A north arrow is located at the bottom center, pointing upwards. The title "SECOND FLOOR PLAN" is written at the bottom left, with a scale of 1/8\" = 1'-0\". A note "FACED PLASTER AND LATH" is present near the center of the plan.



