



5753 Timuquana Rd, Jacksonville, FL 32210

**\$159,900**

Timuquana Day Care or Office

Retail | 1,317 SF



Thomas Hammond  
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Listing Added: Today

Listing Updated: Today



## Details

Asking Price	<b>\$159,900</b>	Property Type	<b>Retail</b>
Subtype	<b>Day Care/Nursery, Storefront</b>	Investment Type	<b>Owner/User</b>
Investment Sub Type	<b>Investor</b>	Class	<b>B</b>
Square Footage	<b>1,317</b>	Net Rentable (sq ft)	<b>1,317</b>
Price/Sq Ft	<b>\$121.41</b>	Year Built	<b>1955</b>
Year Renovated	<b>1884</b>	Buildings	<b>1</b>
Stories	<b>1</b>	Permitted Zoning	<b>CO - Commercial Office</b>
Lot Size (acres)	<b>0.22</b>	Broker Co-Op	<b>Yes</b>
APN	<b>1040710000</b>	Ownership	<b>FEE SIMPLE</b>

## Marketing Description

Property has a lot of potential. Property is zoned as CO (Commercial Office). Over last 18 years used as a) Doctors office, b) Business office for a Plumbing Company, c) Beauty/Barber Salon, d) Children's Daycare, and e) Real Estate office. Of course, it could also be renovated and used as a 3 BR, 2 BA residence. Nice metal roof and "bones" are good. Concrete block construction, hardwood floors. Great location with major thoroughfare frontage. Close to Oak leaf Plantation and NAS Jacksonville.

## Investment Highlights

- DIRECT FRONTAGE ON FL-134E (TIMUQUANA ROAD)
- HIGH TRAFFIC AND VISIBILITY
- GREAT BONES - CMU STRUCTURE WITH METAL ROOF
- NEEDS UPGRADES AND RENOVATIONS BUT POTENTIAL IS GREAT.
- BEAUTIFUL HARDWOOD FLOORS

## Location (1 Location)



