

FOR SALE > OFFICE



Northeast Florida

Jacksonville Speech & Hearing Center

1128 N LAURA STREET, JACKSONVILLE, FL 32206

7,707± SF AVAILABLE

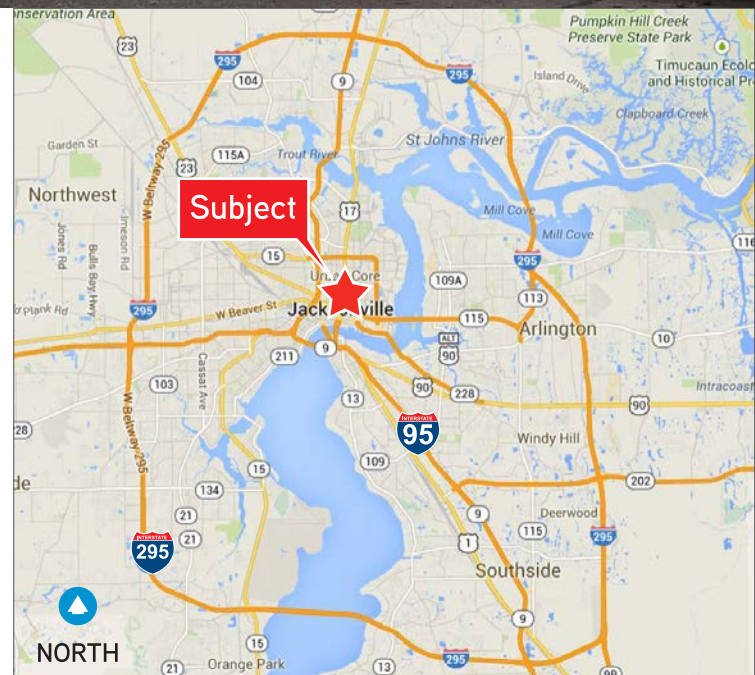
**Priced
Below
Market
Value**

Tenant Relocating



Property Features

- › Single story, free-standing office building located on Laura St., as you enter the growing Springfield sub-market
- › Ideal for medical, professional and non-profit users
- › Building is in close proximity to the Central Business District (CBD), and located blocks away from the Florida State College of Jacksonville (FSCJ)
- › Good curb appeal
- › 25 paved on-site parking spaces and street parking
- › Building has a view of the Henry J. Klutho Park and the Springfield Disc Golf Course
- › Historic funds may be available for improvements
- › **Sale Price: \$419,000 (Showing by Appointment Only)**
Sale Price Further Reduced: \$300,000



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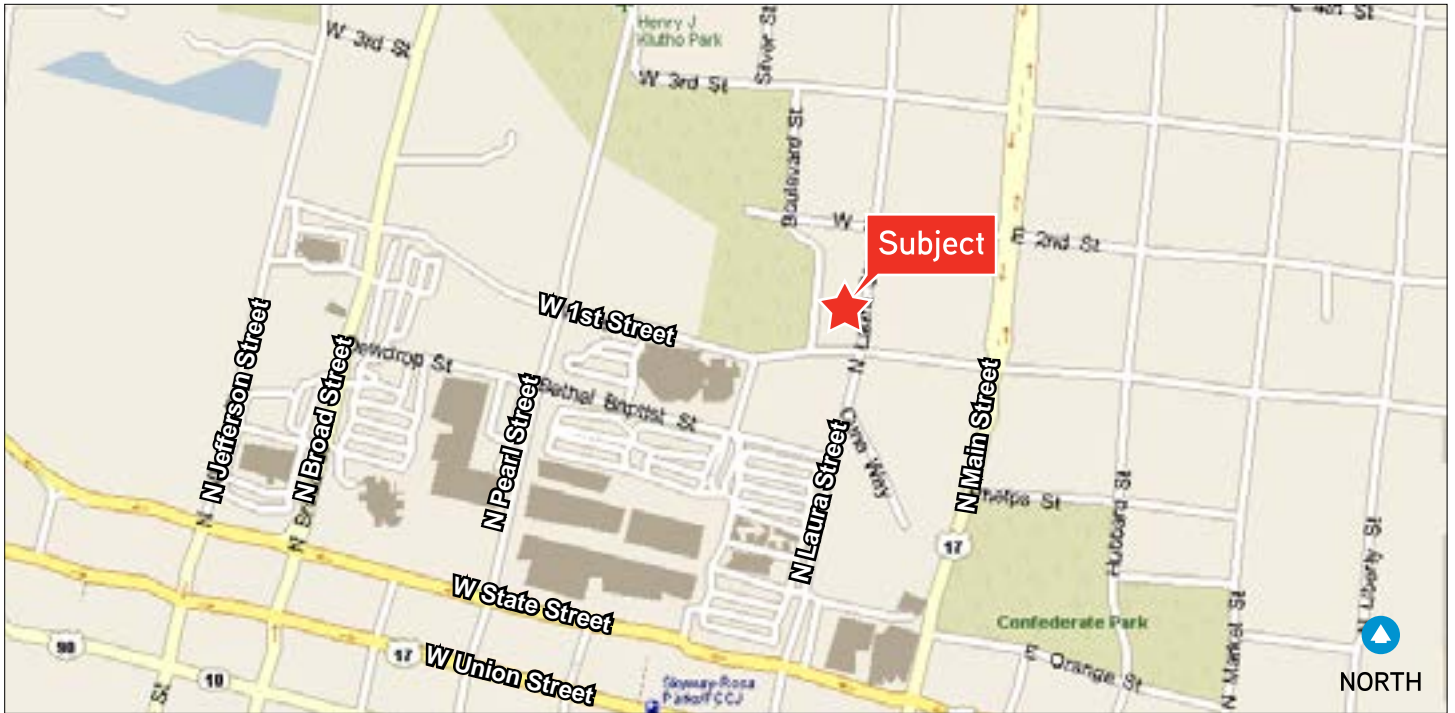
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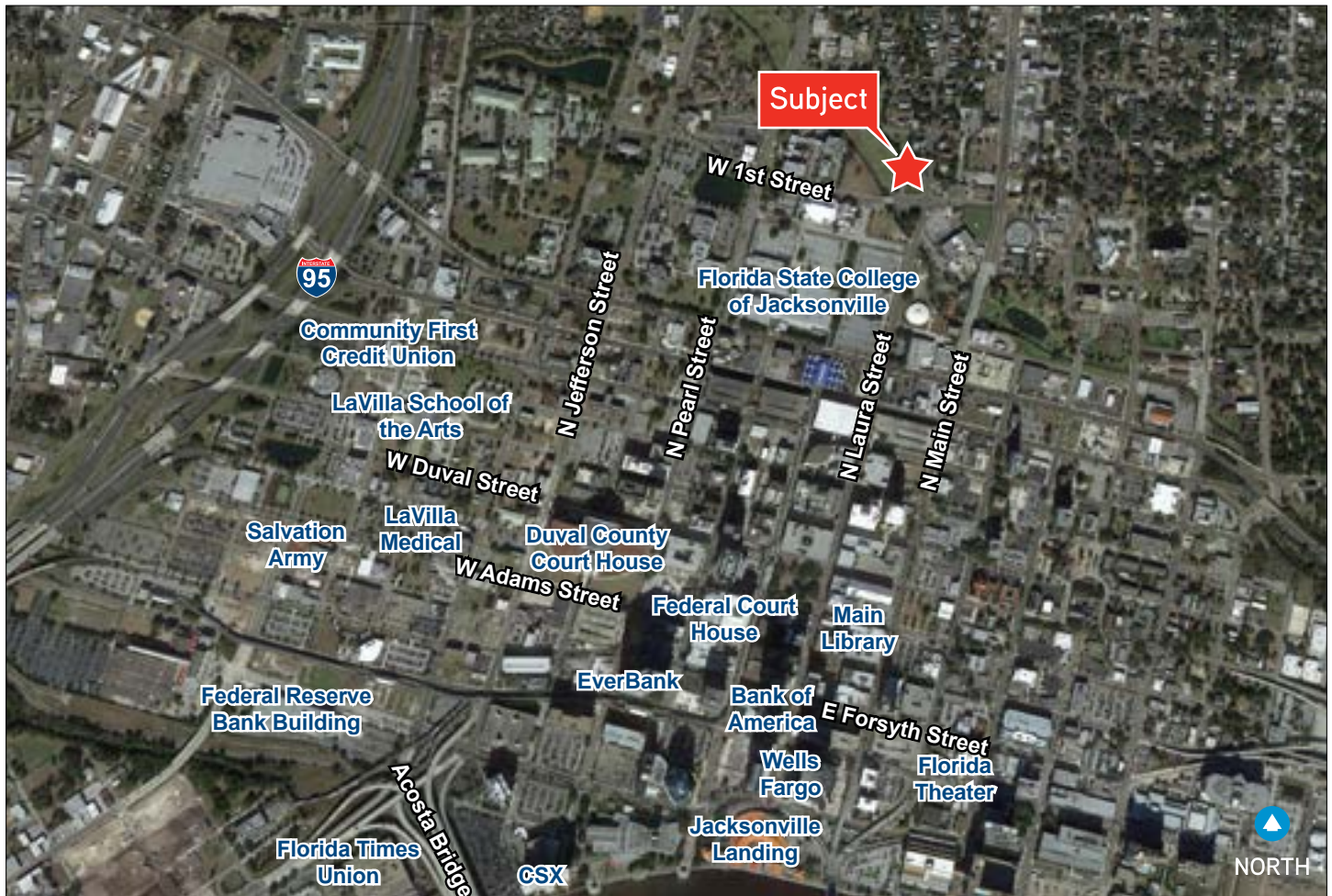
Street & Plat Map

1128 N LAURA STREET, JACKSONVILLE, FL 32206



Aerial

1128 N LAURA STREET, JACKSONVILLE, FL 32206



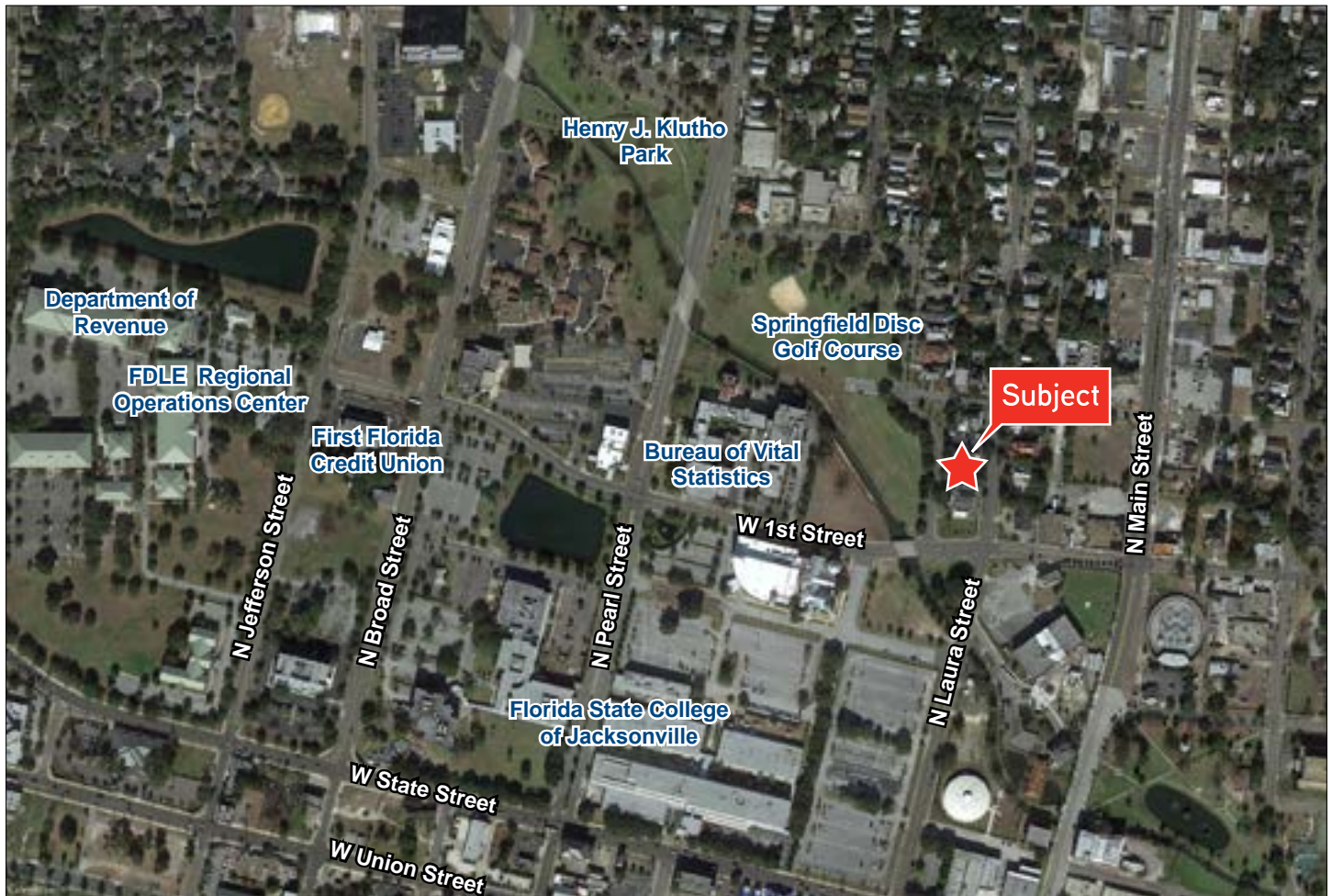
Demographics	1 Mile	3 Mile	5 Mile
2017 Population Estimate	14,216	71,215	196,190
2022 Population Projection	14,683	72,782	200,978
2017 Est. Households	4,396	29,579	82,252
2017 Est. Avg. HH Income	\$36,967	\$41,443	\$48,308

Source: Nielsen

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Close-Up Aerial

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Property Photos

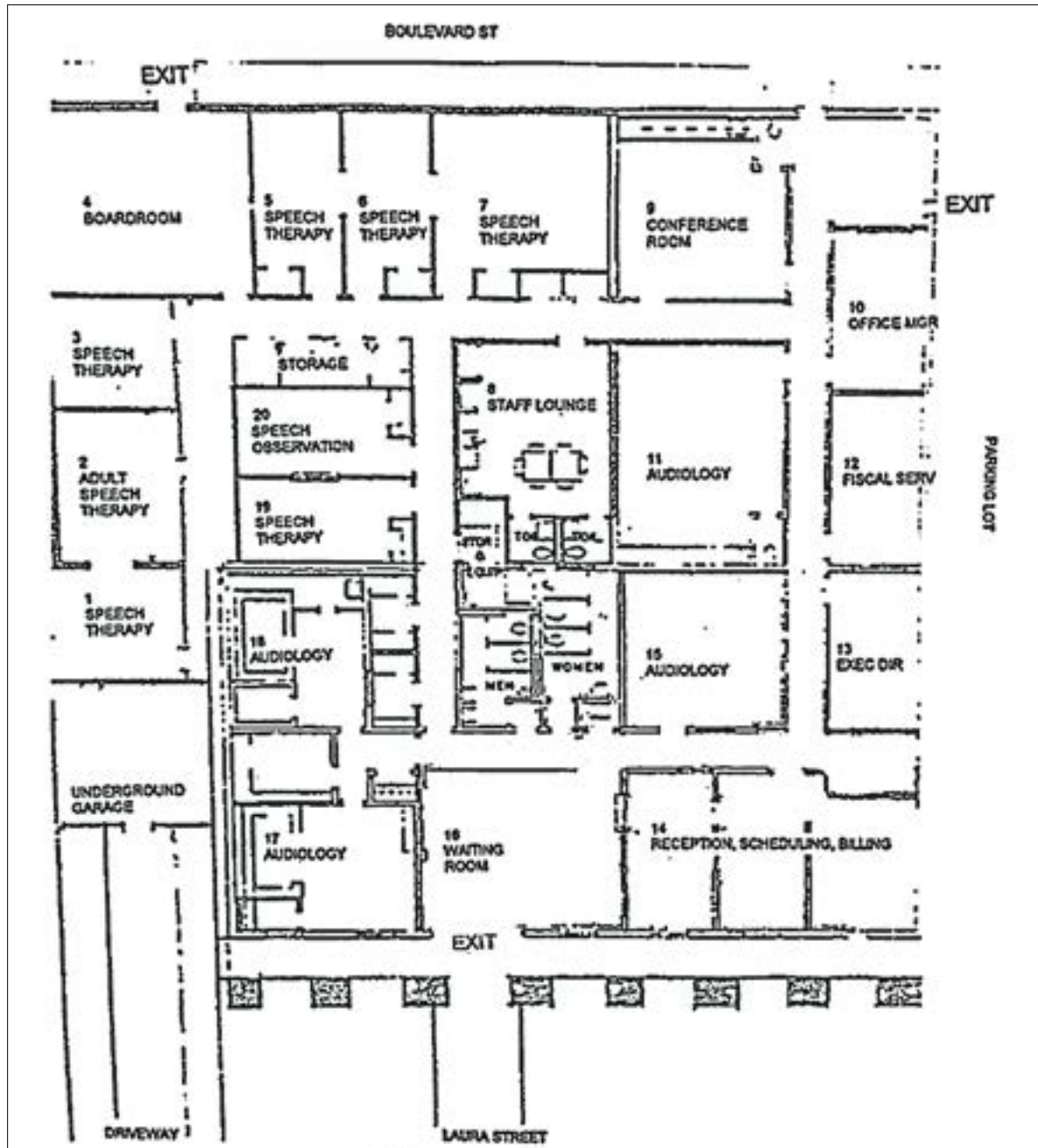
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Floor Plan

1128 N LAURA STREET, JACKSONVILLE, FL 32206



Not to Scale



Profile 1 of 1

Summary (6077)



Jacksonville Speech & Hearing Center 1128 N. Laura Street Jacksonville, FL 32206

County:	Duval
Market:	Downtown Northbank
Land Size (Acres)	0.34 Acres
Available SF:	7,707 SF
Building SF:	7,707 SF
Office SF:	7,707 SF

General Listing/Transaction Information1

Asking Price:	\$300,000.00 (\$38.93 Per SF)
Transaction Type:	Sale

Parking

# Spaces:	25
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Contacts

Listing Broker(s)	Fran Pepis Colliers International Northeast Florida 904.861.1110 fran.pepis@colliers.com
	Matt Caven Colliers International Northeast Florida 904.861.1114 matt.caven@colliers.com

Building/Space

Construction Status:	Existing
Primary Use:	Office
Secondary Use:	Office/Medical
Building Class:	Class C
Year Built:	1966
ConstructionType:	Masonry
Exterior Type:	Stucco
# Floors:	1
Multi-Tenant:	Single-Tenant
Roof Type:	Wood Truss

Utilities

Site

Land SF:	14,810 SF
Parcel Number:	070823-0000
Zoning:	CRO
Frontage:	Laura Street

Comments

Listing Comments:

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- Good curb appeal
- 25 paved on-site parking spaces and street parking
- Building has a view of the Henry J. Klutho Park and the Springfield Disc Golf Course
- Historic funds may be available for improvements
- Sale Price: \$300,000 (below market value)
- Showing by Appointment Only