



**FOR SALE**  
**3250 BEACH BOULEVARD,**  
**JACKSONVILLE, FL 32207**



## Asking Price \$1,400,000.00

Hillis Properties is pleased to offer this two story 7,215 s.f brick office building on .39 acres. The property has access from Beach Boulevard and Kenneth Street to the west. Fenced parking with electric gates. Access available to the building through the parking lot or through secured access front door. Flexible floor plan. Three tenants currently on the second floor with varying lease terms. Located in the St. Nicholas area near the intersection of Atlantic Boulevard and Beach Boulevard. Less than one mile from I-95. Great access to downtown, I-95 and I-10. Please do not disturb tenants. Please call to schedule a time to see the property.

## Property Features

- ✓ 7,215 s.f. two story office space
- ✓ .39 acres
- ✓ Fenced parking with electric gate
- ✓ Great Beach Blvd location
- ✓ Minutes from downtown
- ✓ Access from Beach Boulevard and Kenneth Street

## Contact:

Bob Hillis

📞 904-716-9060

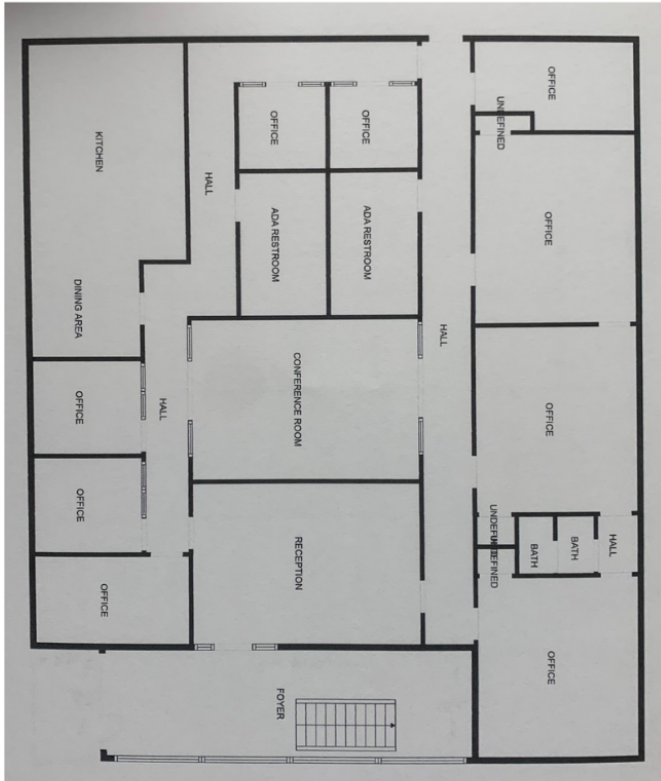
✉️ bob@hillisproperties.com

Bob Hillis

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\* All information furnished regarding the property are from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions.



**FIRST FLOOR**



**SECOND FLOOR**

