

Special Purpose Property

FOR SALE



926 E PARK AVE

Tallahassee, FL 32301

FLETCHER DILMORE

850.326.1463

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com



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PROPERTY DESCRIPTION

Premier Commercial Group & Beck Partners are pleased to bring to market the fully leased historic property located at 926 E. Park Ave. Tallahassee, FL, 32301. 926 E. Park Ave. was originally built in 1931 and sits on the highly desirable and oak tree canopied Park Avenue located less than a mile from Florida's Capitol in downtown Tallahassee. Currently all 3,575 square feet of the building are leased on a five year term, with two 5 year options to a seasoned day care operator that has been established in Tallahassee for more than 20 years. The tenant has made a significant investment in upgrading the interior of the building to meet the strict requirements of a twenty first century daycare, while also making the exterior entrances ADA compliant. The seller upgraded the HVAC system in 2022 and the roof in 2020.

This original wood floored building is zoned OR-1 (Office Residential), giving it a wide range of commercial retail & office uses while also allowing for residential use. 926 E. Park Ave. is a great investment opportunity for any buyer looking for stable long-term returns with a secure tenant, while also having a wide array of potential uses if they wish to re-tenant the property in the future.

PROPERTY HIGHLIGHTS

- Located in Close Proximity to Downtown Tallahassee
- Existing 5 year Lease in Place with Seasoned Tenant
- Recently Remodeled & Updated with New HVAC System in 2022
- Beautiful & Historic Building with Great Visibility

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.32 Acres
Building Size:	3,400 SF
NOI:	\$47,796.00
Cap Rate:	7.71%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	444	3,830
Total Population	507	852	6,133
Average HH Income	\$51,033	\$65,484	\$65,673

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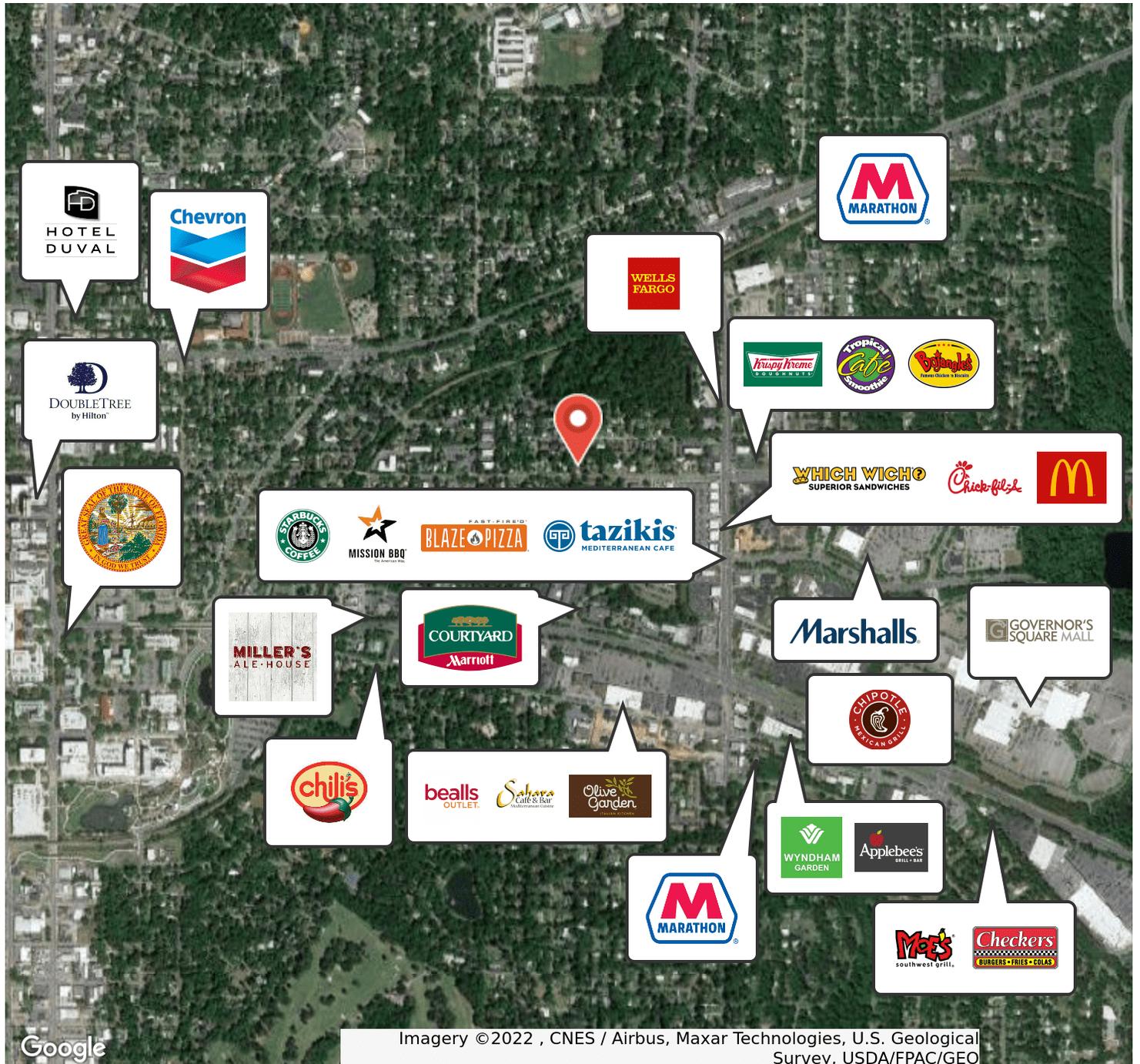
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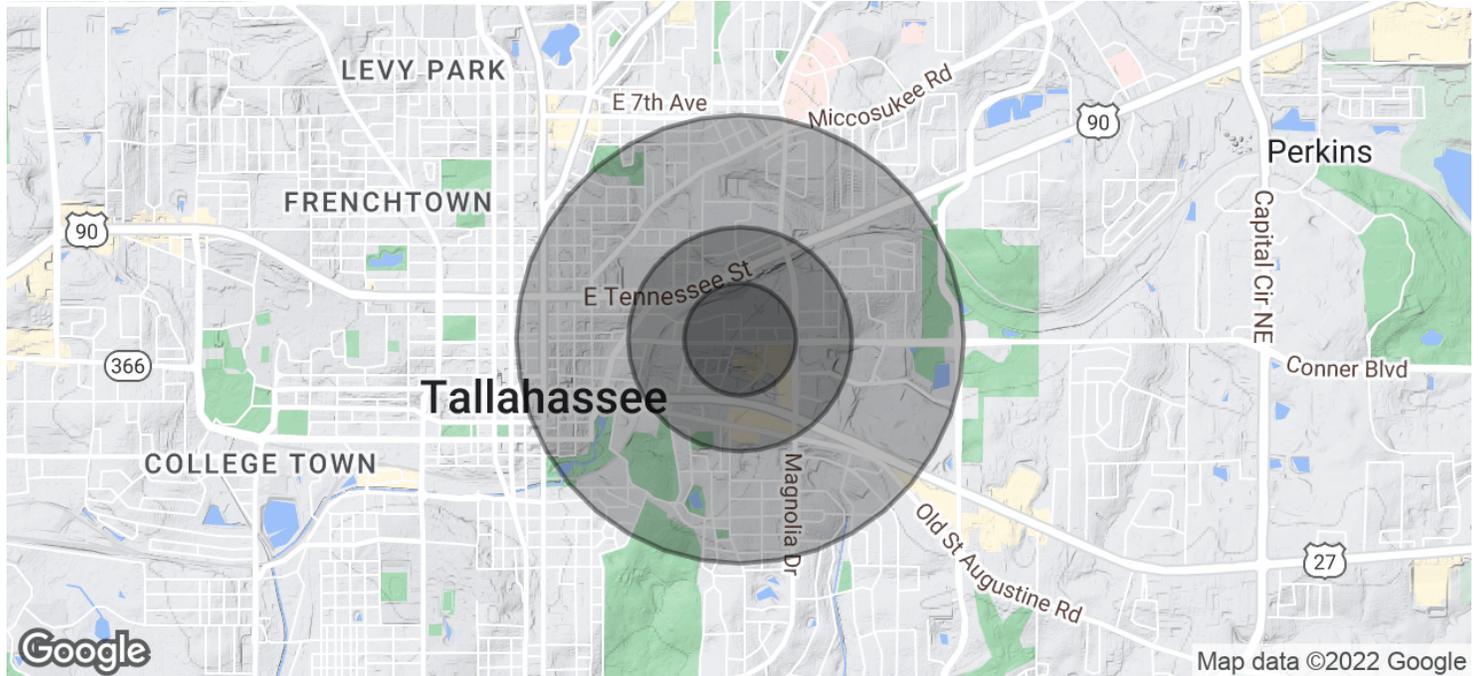
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	507	852	6,133
Average Age	23.7	35.1	34.6
Average Age (Male)	21.0	33.6	34.1
Average Age (Female)	24.0	35.9	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	444	3,830
# of Persons per HH	1.9	1.9	1.6
Average HH Income	\$51,033	\$65,484	\$65,673
Average House Value	\$634,830	\$1,073,210	\$393,313

* Demographic data derived from 2020 ACS - US Census

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