



SPECTRUM
REALTY SERVICES LLC

NEPTUNE BEACH
TRIPLEX

FOR SALE

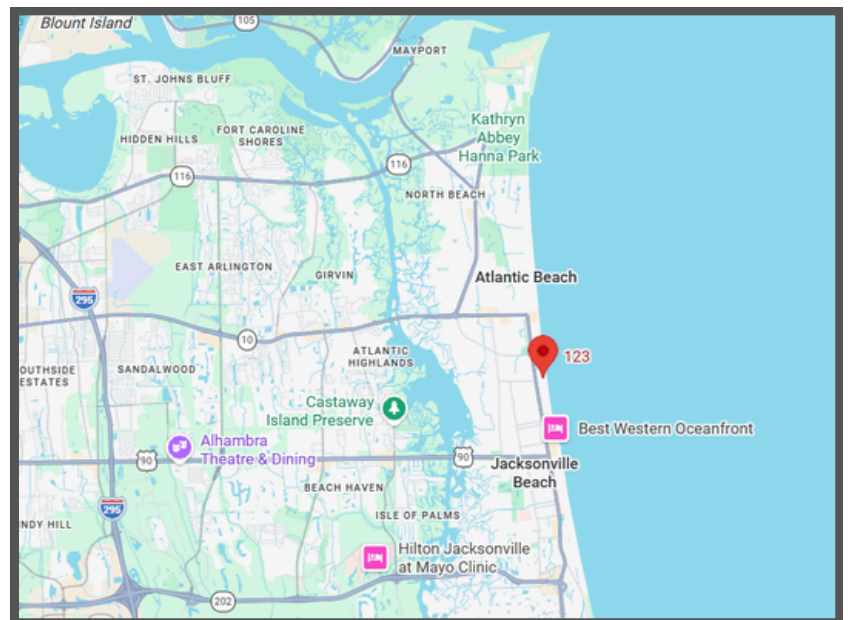


123 Margaret Street, Neptune Beach, FL 32266

Sale Price: \$1,550,000

Property Highlights

- ✓ Neptune Beach triplex
- ✓ Prime Neptune Beach location with Beach access
- ✓ Less than a block to the Ocean
- ✓ Fully renovated in 2021 including:
 - HVAC
 - Plumbing,
 - Windows
 - Reinforced rooftop deck
 - Appliances (refridgerators, ovens, microwaves)
 - Exterior Paint
 - Miscellaneous electrical upgrades
- ✓ Great investment or house hacking opportunity!



Marc Hassan, MBA, LCAM, Realtor
CEO/Broker

Visit us online at www.spectrumrealtyco.com

☎ (904) 297-3799

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Lease Terms and Financials

The lease terms and rates are as follows:

- **Unit 123**
 - **\$1,800 Per Month**
 - **Leased - Month to Month**
- **Unit 125**
 - **\$1,200 Per Month**
 - **Leased thru March 31, 2027**
- **Unit 128**
 - **\$3,200 Per Month**

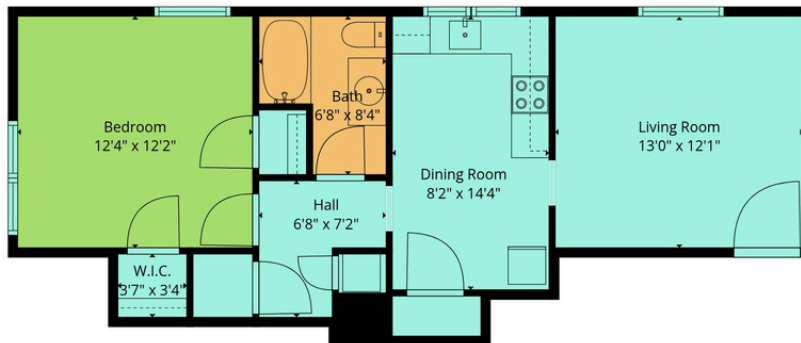
2025 property taxes are: \$22,154.27

Dimensions are approximate.





Floor Plans



Dimensions are approximate.





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ADDITIONAL PROPERTY PHOTOS



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For more information about this property or additional real estate services, please contact:

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