



**SPECTRUM**  
REALTY SERVICES LLC

SAN MARCO  
RIVERFRONT QUADRAPLEX

**FOR SALE**

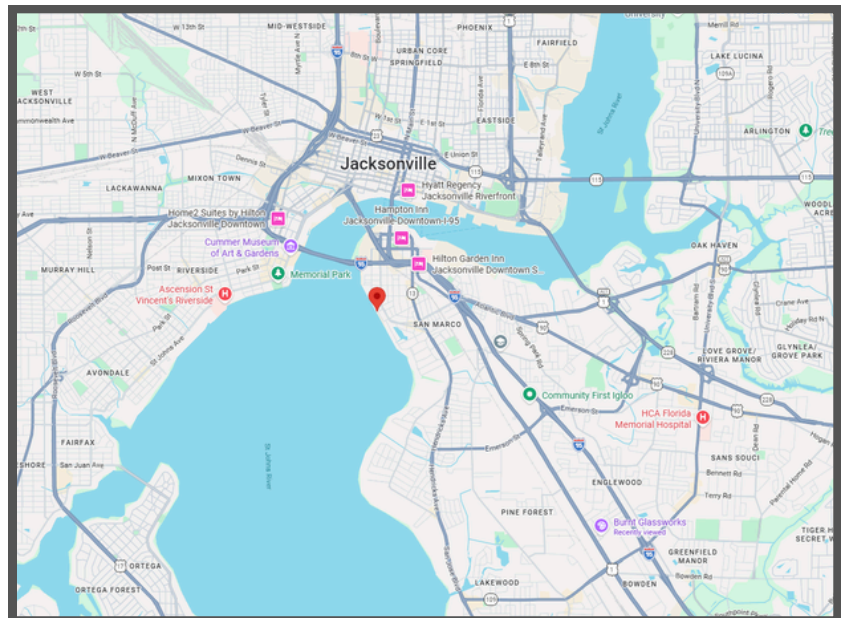


**1710 River Road, Jacksonville, FL 32207**

**Sale Price: \$1,550,000**

**Property Highlights**

- ✓ Riverfront quadraplex
- ✓ Prime San Marco location
- ✓ Close to highways, hospitals, shopping, dining...
- ✓ New roof
- ✓ New dock
- ✓ New tankless water heaters (Units 2 & 4)
- ✓ Cosmetically upgraded units
- ✓ Great investment or house hacking opportunity!



**Marc Hassan, MBA, LCAM, Realtor**  
CEO/Broker

Visit us online at [www.spectrumrealtyco.com](http://www.spectrumrealtyco.com)

☎ (904) 297-3799

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## Lease Terms and Financials

Each of the 4 units is leased to one individual, on 4 separate leases. That individual rents the units as furnished, short-term rentals. He handles all the utilities and maintenance. The Sellers pay for insurance and property taxes. The Seller has no information on operating expenses, as they relate to the Short Term Rentals. The lease terms and rates are as follows:

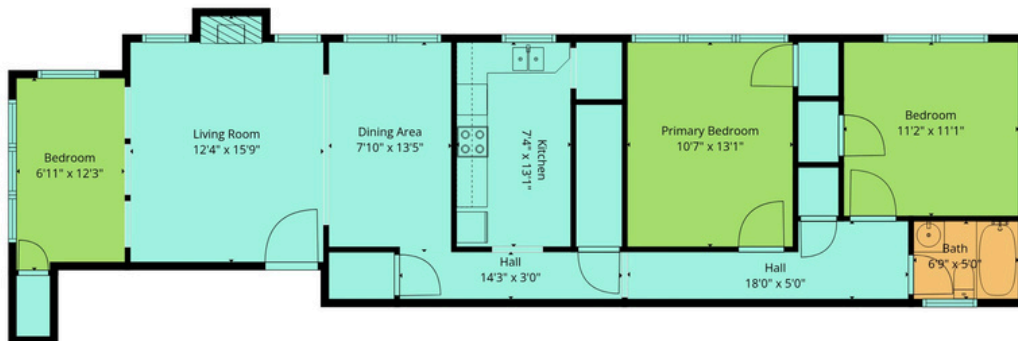
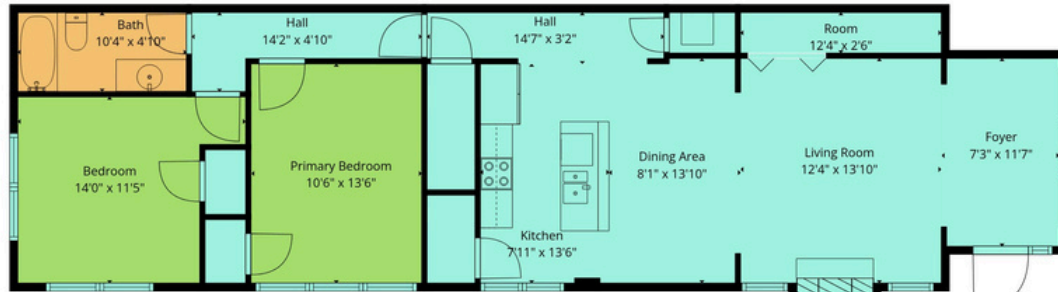
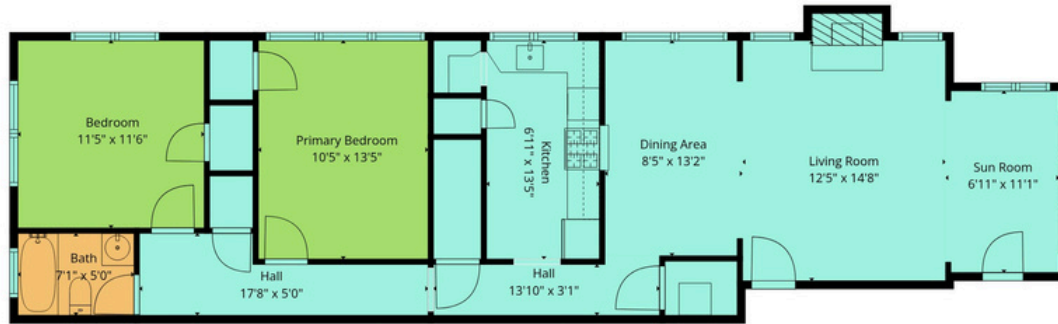
- **Unit 1**
  - **\$1,750 Per Month**
  - **Leased thru January 31, 2027**
- **Unit 2**
  - **\$1,750 Per Month**
  - **Leased thru October 31, 2026**
- **Unit 3**
  - **\$1,750 Per Month**
  - **Leased thru March 31, 2027**
- **Unit 4**
  - **\$1,750 Per Month**
  - **Leased thru January 31, 2027**

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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