

MEDICAL/OFFICE SPACE FOR LEASE

449621 US HWY 301, CALLAHAN, FL



Turnkey, 1,504 SF Medical/office space located on high-traffic US Hwy 301. This 2nd-floor, newly built space features an elevator, a large waiting area, a private reception area, 7 office/exam rooms, 2 ADA-compliant restrooms, a large shared parking lot, lots of natural light, and an excellent location in downtown Callahan. This space would be excellent for a wide variety of businesses, such as dental/medical offices, legal/professionals, etc. Reach out to us today for additional information!

FEATURES:

- 1,504 SF
- 7 ROOMS
- LARGE LOT
- PRICE NEGOTIABLE
- 2 ADA RESTROOMS
- AADT: 13,100

Phil Griffin

904.556.9140

phil@acrfl.com

ACR

Amelia Coastal Realty

904.261.2770

www.acrfl.com

Tara Thousand

904.710.1870

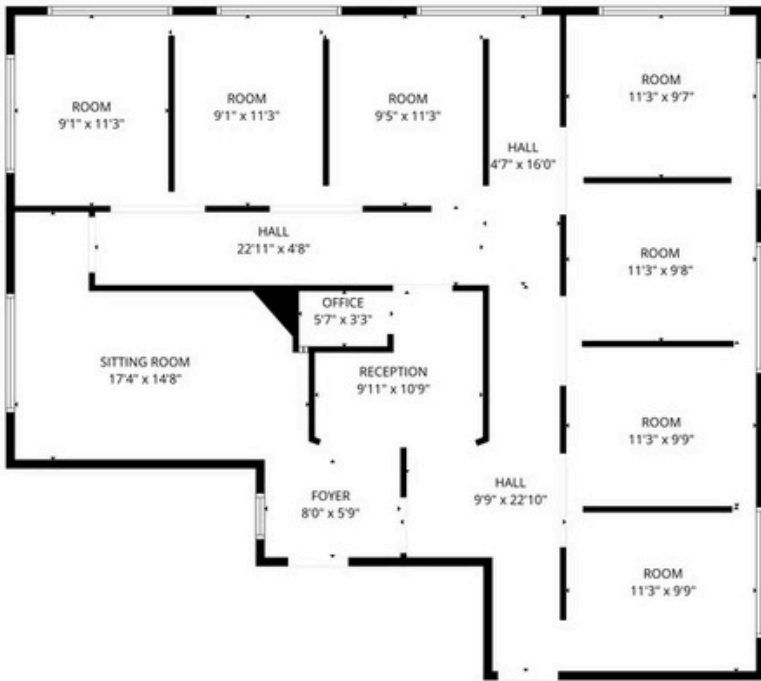
Tara@acrfl.com

Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. The Reader should independently verify the information.

SECOND FLOOR - 449621 US HWY 301, CALLAHAN, FL



1,504 SQUARE FEET - PRICE NEGOTIABLE



Phil Griffin
904.556.9140
phil@acrfl.com

ACR
Amelia Coastal Realty
904.261.2770
www.acrfl.com

Tara Thousand
904.710.1870
Tara@acrfl.com