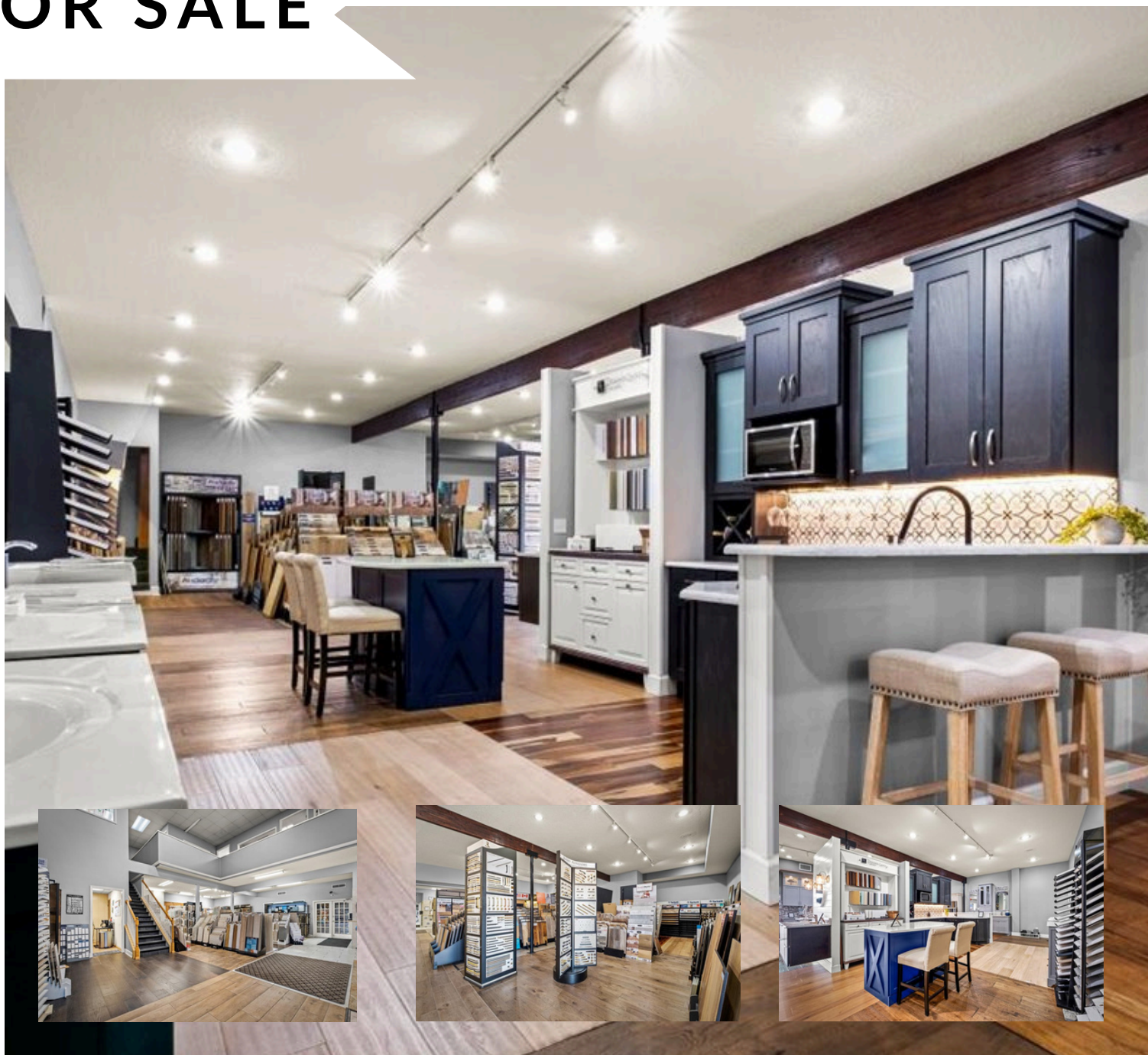
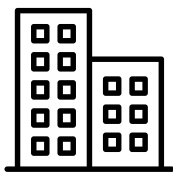


FOR SALE



+/- 21,606 SF RETAIL SPACE ON 1.61 ACRES



ZONED CCG-2



**619 CASSAT AVE
JACKSONVILLE FL 32205**

INCREDIBLE RETAIL SPACE

**21,000 SF WAREHOUSE +
RETAIL/SHOWROOM**



KAYLA CAMPBELL
904-708-4221
KAYLACAMPBELLREALESTATE@GMAIL.COM

RICK BERTEL
321-961-1559
RICKBERTEL@GMAIL.COM

PROPERTY DETAILS

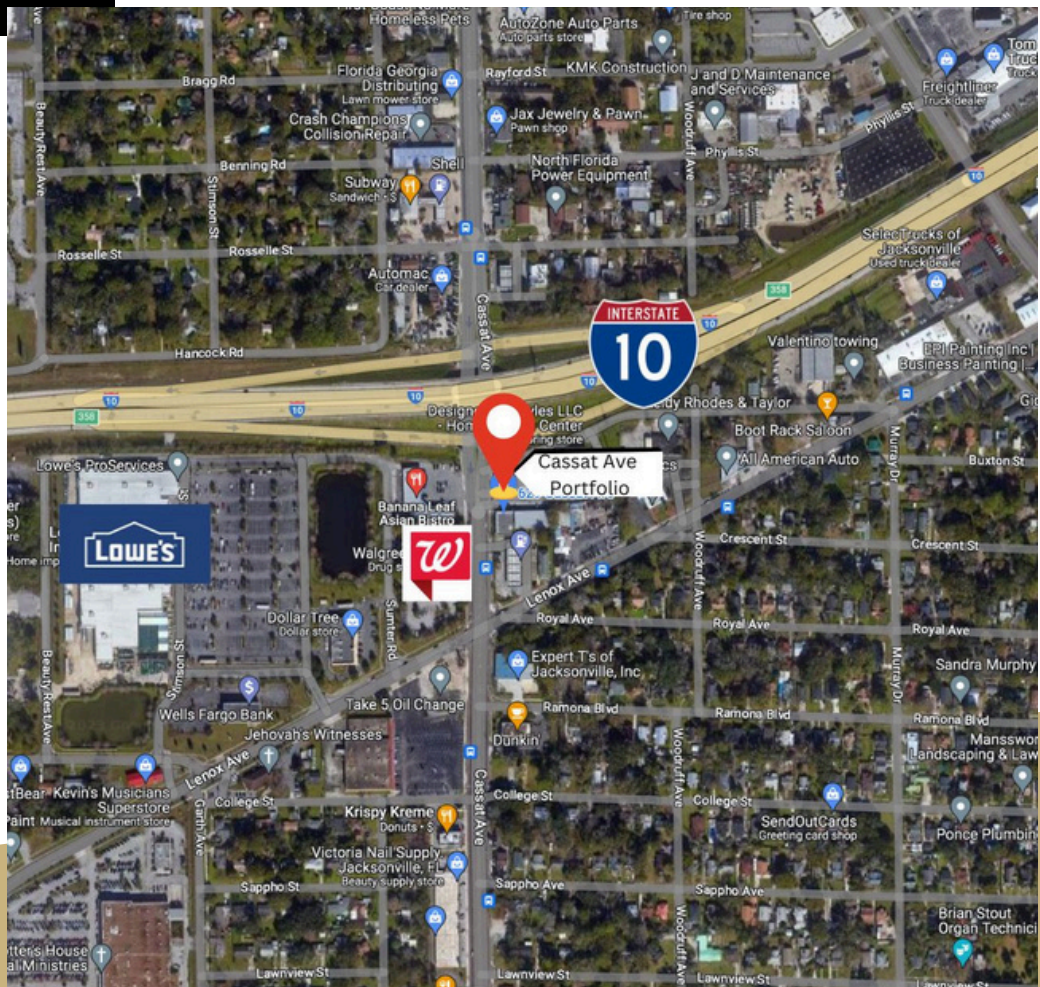
This Property sits on 1.61 acres, the entire corner of Cassat Ave, with direct access to I-10. The property encompasses a MAJOR Billboard that comes with the property- currently the sellers occupy the Retail/Warehouse and use this Billboard to advertise their business. This Billboard can be seen for 15-20 seconds by all travelers on I-10.

Real Estate Parcel:

060801-0010

Property Use: 1196 Retail Warehouse

619 Cassat Avenue,
Jacksonville FL 32205
21,606 SF





619 CASSAT AVENUE, JACKSONVILLE FL 32205

The **21,000 SF Retail Warehouse** space boasts a beautiful air conditioned office space on the first floor including a Reception Area, Kitchenette, 2 Bathrooms and Office. Upstairs features an additional bathroom, conference room, and 8 offices. Seller is current user of the warehouse, with potential option to leaseback. The property has ample parking in the front on the property as well as additional parking/ delivery/ semi truck access on either side. There are multiple bays, flexible warehouse space that could be divisible if needed. On the second story interior, the sizable offices feature windows to the warehouse as well, making it ideal for management. There is a small road on one side of the building "Dellwood Avenue" which can take you directly to Lenox Ave as needed, this is especially important for Semi or delivery purposes, as they may prefer this route versus maneuvering onto I-10. The opportunity is endless in terms of space, office, and/or transitioning the well maintained building to fit your needs.

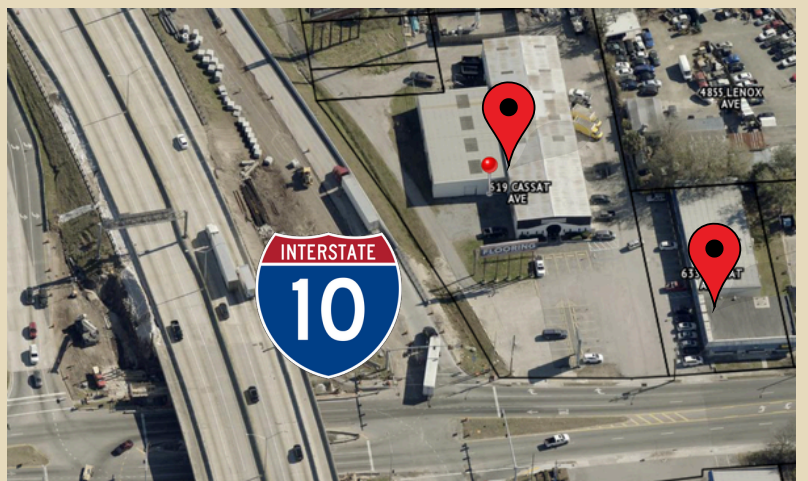
RE: 060801-0010

2022 PROPERTY TAX: \$18,546.81

BUILDING SF: 21,601

ZONED: CCG-2

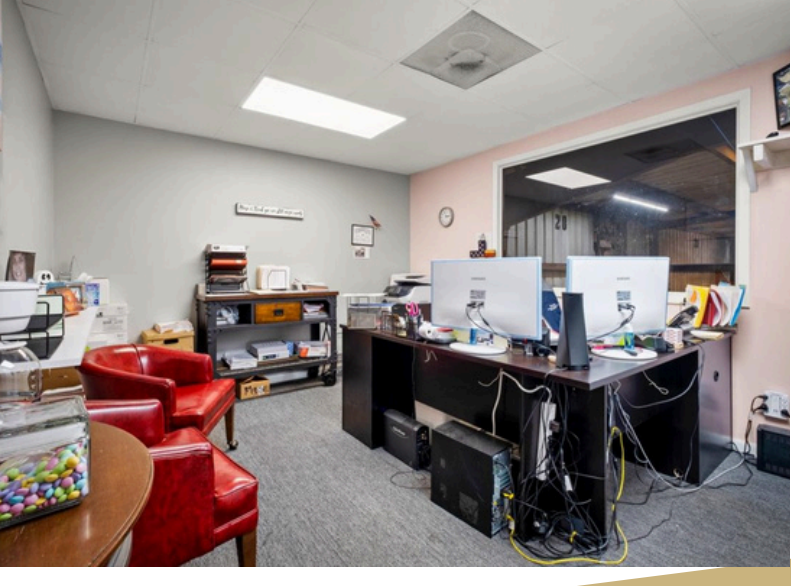
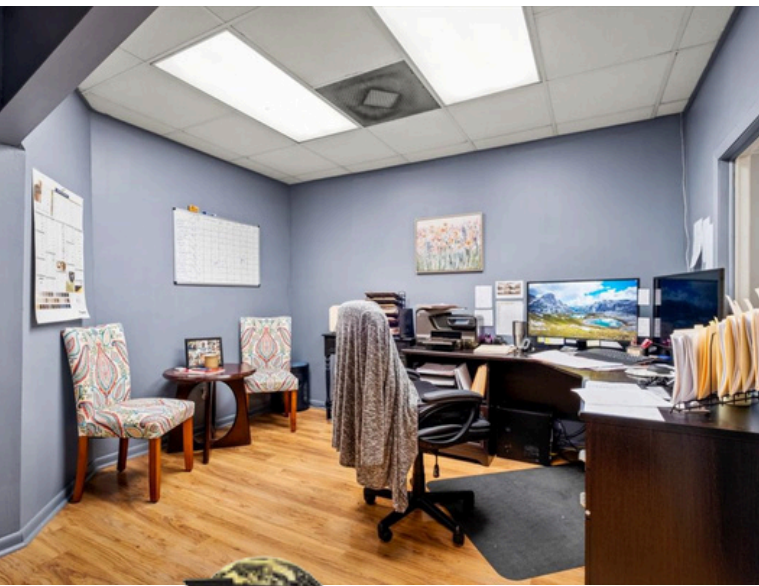
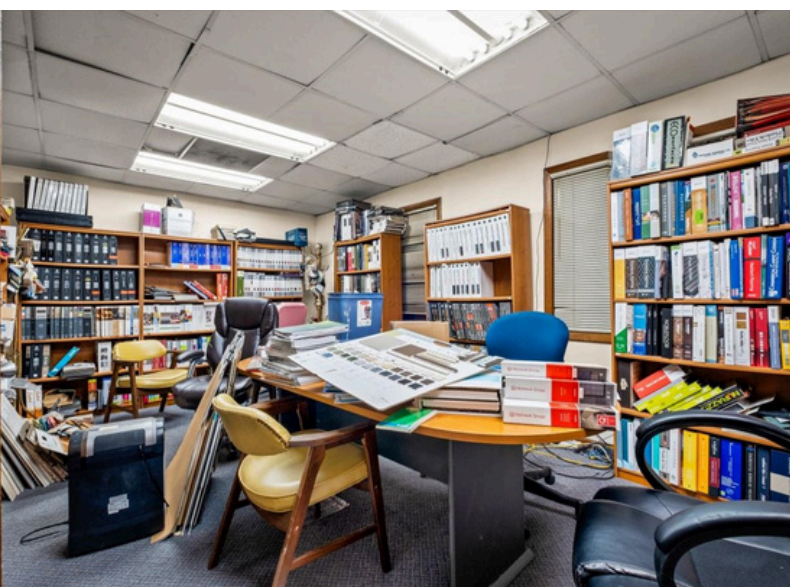
ACRES: 1.61

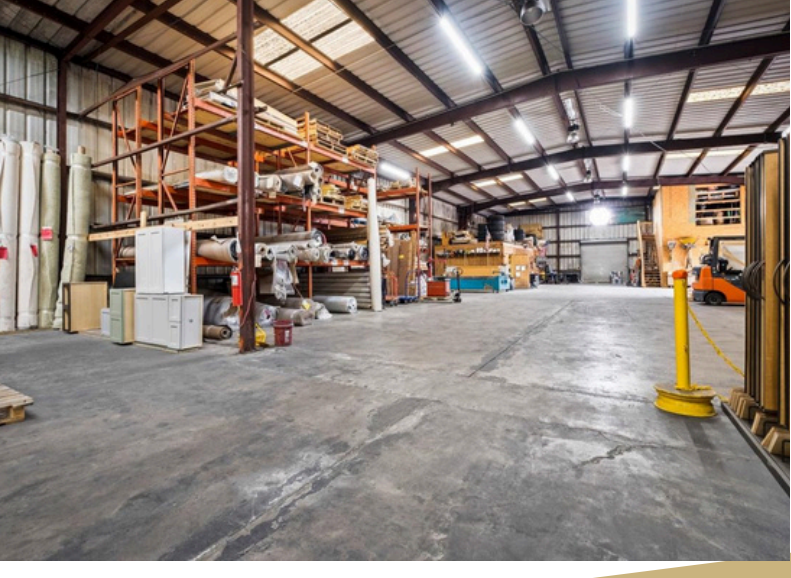
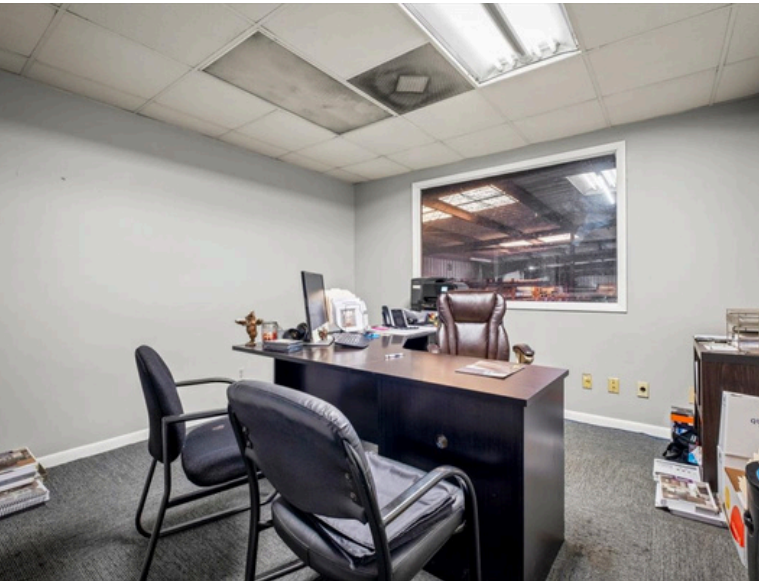














All Offers With Proof of Funds to be sent to

KAYLA CAMPBELL
904-708-4221
KAYLACAMPBELLREALESTATE@GMAIL.COM

RICK BERTEL
321-961-1559
RICKBERTEL@GMAIL.COM