

Freestanding Vacant Retail Building

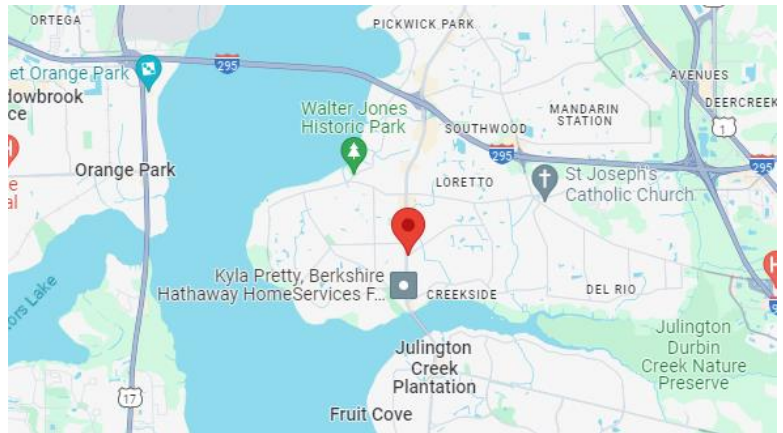
FOR SALE - \$1,750,000

**Property #43451 – 12245 San Jose Blvd.
Jacksonville, Duval County, Florida**

Property Highlights

- Building Size – 2,600 sq. ft.
- Year Built - 2002
- Land Size – .99 acres (43,300 sq. ft.)
- Located at the signalized t-section of San Jose Boulevard and Marbon Road
- Duval County RE #3158181-0000
- Zoned – PUD
- Good Access & Visibility
- 2023 Traffic Counts – 43,500 (San Jose)
- 2023 Property Taxes - \$26,544
- All Motor Fuels Equipment (including tanks) have been or will be removed

**Will be restricted against being used as a
Convenience Store with or without Motor Fuels
(other restrictions may apply)**



Contact:
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Overhead Aerial View



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