



**552 CASSAT AVE  
5024 ROSSELLE ST  
JACKSONVILLE FL 32254**

**GAS STATION, USED  
CAR LOT, BILLBOARD  
INCOME & ENDLESS  
POTENTIAL**



**SCAN FOR INFO**

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**552 CASSAT AVE  
B: 1,986 SF | L: 28,300 SF  
5024 ROSSELLE ST  
B: 1,518 SF | L: 23,700 SF**

**PRICE: \$2,800,000**  
This 1.19-acre powerhouse sits directly at the entrance to I-10, with a retired gas station up front and a back lot currently rented as a used car dealership, plus two office buildings, huge paved yards, and a 600 SF billboard generating steady income for 20 years. Minutes from Downtown and in the heart of Jacksonville's logistics and industrial corridor, this CCG-2 zoned site is perfect to run the existing operations, collect passive income, or redevelop the whole property into a corporate flagship. Big traffic, big visibility, big potential—seriously, you can't buy a better gateway spot in Jax.



**SPACE FOR**

- Automotive use
- Dealership / outdoor sales
- Contractor yard
- Logistics / distribution
- Owner-user redevelopment
- Investment income

