



4527 Saint Augustine Rd
Jacksonville, FL 32207



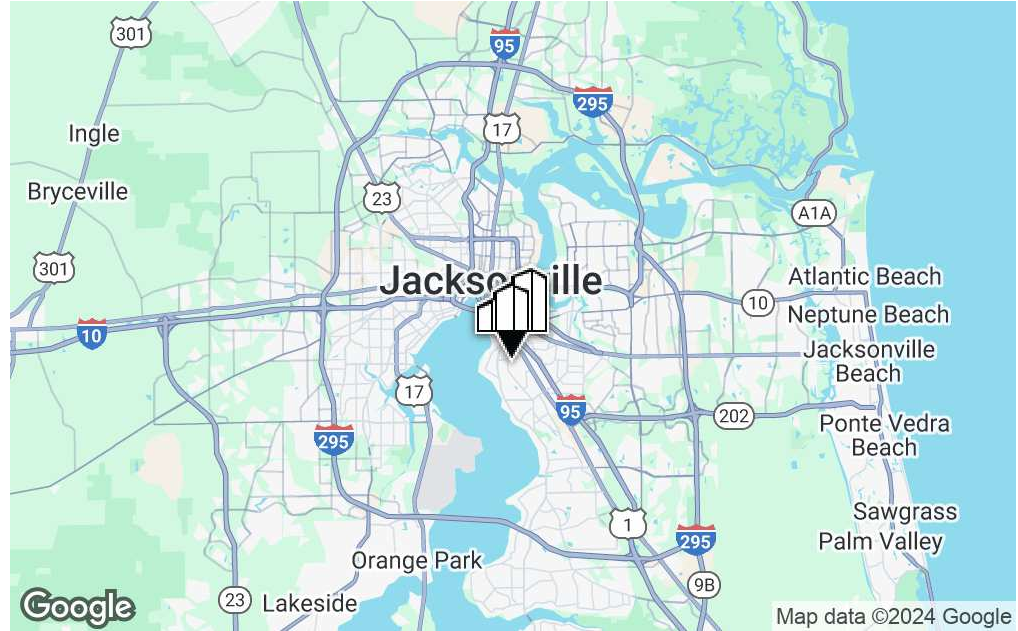
Brent Dennis
Director
904.930.4299
bdennis@primerealtyinc.com

Conrad Boylan
Director
904.515.2590
cboylan@primerealtyinc.com

Kevin Baez
Associate Director
904.467.3993
kbaez@primerealtyinc.com



Executive Summary



Offering Summary

Sale Price:	\$699,000
Building Size:	2,715 SF
Lot Size:	17,671 SF
Number of Units:	1
Price / SF:	\$257.46
Year Built:	1926
Zoning:	IL
Market:	Southside

PROPERTY OVERVIEW

Prime Realty is pleased to present this versatile Office/Industrial property which features an office building, a small warehouse, and several open garage canopies. This property offers flexibility for a variety of commercial uses including automotive services, specialty vehicle sales, and industrial storage/parking. The lot is paved edge to edge making the entire footprint usable. Central location offers a quick commute to all parts of the city, and the property offers signage fronting St. Augustine Road.

PROPERTY HIGHLIGHTS

- *Fenced Lot
- * Signage Fronting St. Augustine Road
- * Central Location
- * IL Zoning
- * Easy Access to all areas in Jacksonville
- * Enclosed and open garages on site

Property Description



Property Description

4527 St. Augustine Road is an office and industrial property featuring ample parking, a fenced lot office building, enclosed garages and several open garage canopies. This property offers flexibility for a variety of commercial uses, including automotives specialty vehicle sales, and other industrial storage uses.

Lot is fully paved, edge to edge, and fully fenced, making the entire footprint of this property usable and secure.

The central location offers a quick commute to all parts of the city, and the property offers visible signage fronting St Augustine Road.



Location Description

This sought-after area is renowned for its dynamic commercial landscape, with an array of corporate headquarters, professional services, and retail establishments.

With easy access to most major highways, this location offers proximity to prominent business districts, such as San Marco and Downtown Jacksonville, as well as an abundance of dining, entertainment, and retail options.

Additionally, the area is characterized by well-established residential neighborhoods, providing a strong talent pool and a desirable live-work-play environment. The Southside market epitomizes the synergy of business, lifestyle, and convenience, making it a prime investment opportunity in Jacksonville.



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All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



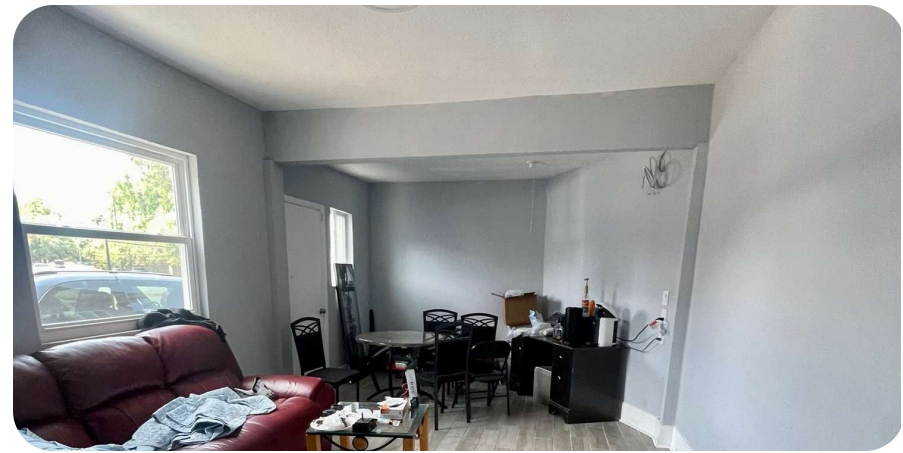
About Prime Realty

Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We assist our clients with all of their office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team working with developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets we service. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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