

FOR SALE

609 N MCDUFF AVE | JACKSONVILLE, FL 32254



\$352,000

ASKING PRICE

DRIVE-THRU INCLUDED

FREESTANDING BUILDING · FOR SALE

2,975 SF

BUILDING SIZE

9,140 SF

LOT SIZE

1961

YEAR BUILT

IL

ZONING

\$118/SF

PRICE PER SF

RARE PERMITTED USE

Active nightclub/bar permit (Use 3300) — grandfathered and extremely difficult to obtain in Duval County. Transfers to buyer at closing.

OPPORTUNITY ZONE

Federally designated Qualified Opportunity Zone. Eligible investors may receive significant capital gains tax benefits by investing here.

BELOW REPLACEMENT COST

Priced at just \$118/SF — well below replacement cost. Market rents of \$8–\$12/SF NNN support future stabilized value once improved.

Melesia Ziller

904-903-8755 · Melesia@clearpathcommercialbroker.com

CLEARPATH COMMERCIAL
clearpathcommercialbroker.com

PROPERTY DETAILS

ADDRESS	609 N McDuff Ave
CITY / STATE	Jacksonville, FL 32254
ASKING PRICE	\$352,000
PRICE PER SF	\$118/SF
BUILDING SIZE	2,975 SF (2,437 SF Heated)
LOT SIZE	9,140 SF (0.21 AC)
YEAR BUILT	1961
CONSTRUCTION	Masonry / C.B. Stucco
ZONING	IL — Light Industrial
PERMITTED USE	Nightclub / Bar (3300) — Active
PARKING	Paved On-Site + Chain-Link Fencing
ANNUAL TAXES	\$2,307 (2025)
OPPORTUNITY ZONE	Yes — Federal QOZ
AADT	12,500

INVESTMENT HIGHLIGHTS

- ▶ **RARE PERMITTED USE**
Nightclub/bar permit grandfathered and active — skips years of costly entitlement process
- ▶ **BELOW REPLACEMENT COST**
\$118/SF entry point well below what it costs to build new in Jacksonville today
- ▶ **FEDERAL OPPORTUNITY ZONE**
Eligible investors may defer or reduce capital gains taxes through QOZ program
- ▶ **STRONG OWNER-USER PLAY**
Renovate and operate your own bar, lounge, or entertainment concept in a dense industrial corridor
- ▶ **MARKET RENT SUPPORT**
\$8-\$12/SF NNN comparables support strong stabilized value once improved
- ▶ **FLEXIBLE IL ZONING**
Also supports retail, light industrial, and service business uses

PROPERTY PHOTOS



DEMOGRAPHICS (1 MILE)

22,000
POPULATION

17,700
EMPLOYEES

37
MEDIAN AGE

**I-10 /
Beaver**
KEY CORRIDORS

FINANCIAL SUMMARY

ASKING PRICE	\$352,000
PRICE PER SF	\$118/SF
BUILDING SIZE	2,975 SF
LOT SIZE	9,140 SF / 0.21 AC
ASSESSED VALUE	\$120,528
ANNUAL TAXES	\$2,307
MARKET RENT (NNN)	\$8-\$12/SF/YR
OCCUPANCY	Vacant — Owner-User Ready
OPPORTUNITY ZONE	Yes — Federal QOZ

LOCATION HIGHLIGHTS

CROSS STREETS	N McDuff Ave & W Beaver St
HIGHWAY ACCESS	I-10 (less than 0.5 mi)
SURROUNDING USES	Light Industrial, Transportation, City Fleet Ops
DAYTIME WORKFORCE	17,700 employees within 1 mile

All information obtained from sources believed reliable. Buyer to independently verify all data. Not a guarantee of income or value.

DEMOGRAPHICS

POPULATION (1 MI)	22,000
EMPLOYEES (1 MI)	17,700
MEDIAN AGE	37
PRIMARY DEMO	Blue-Collar Industrial Workforce

THE OPPORTUNITY

OWNER-USER / REDEVELOPMENT PLAY

This is a rare chance to secure a permitted nightclub/bar location at a below-market price. The entitlement is already in place — no waiting years for approvals. Renovate and operate your own concept, or hold for redevelopment in a growing industrial corridor near I-10.

WHY NOW

Jacksonville's westside industrial corridor is seeing increased investment activity. With an active permitted use, below-replacement-cost pricing, and Opportunity Zone tax benefits, this is a compelling entry point for the right buyer.



MELESIA ZILLER

COMMERCIAL REAL ESTATE BROKER

PHONE
904-903-8755

EMAIL
Melesia@clearpathcommercialbroker.com

WEB
clearpathcommercialbroker.com

LEASING SPACES. SELLING PLACES.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only.