



# 5953 ROOSEVELT BOULEVARD

JACKSONVILLE, FL 32244

FOR SALE  
**\$1,599,000**

## PROPERTY DESCRIPTION

Price Reduced on this remarkable property, situated directly on Roosevelt Blvd, presents an exceptional opportunity for ownership. Boasting an expansive 8,800 sq ft steel-framed building set on over an acre of land, the site is meticulously prepared for a new owner. Strategically located half a mile north of NAS JAX, it benefits from a substantial daily traffic count of 39,000 vehicles. With its versatile CCG-2 zoning, the property lends itself seamlessly to various uses, including retail space, an auto dealership, wholesale business, and more. The building, fully cleared out, awaits customization by its future owner, offering 3 phase power, four newer HVAC systems, and plumbing for two bathrooms. Beyond the structure, a generous open area provides ample space for storage, parking, and potential additional structures. The possibilities for this property are truly boundless, representing an unmissable prospect for those seeking a strategically positioned and adaptable commercial space. Seize this opportunity and explore the endless potential this property holds.



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## INVESTMENT HIGHLIGHTS

- 39,000 Vehicles Per Day
- Building Is An Open Shell Ready For Remodel
- 1/2 Mile From NAS JAX
- Lot Is Just Over 1 Acre
- CCG-2 Zoning



### OFFERING SUMMARY

<b>Price</b>	\$1,599,000	<b>Building Height</b>	1 Story
<b>Sale Type</b>	Investment or Owner User	<b>Building Class</b>	B
<b>Building Size</b>	8,800 SF	<b>Tenancy</b>	Single
<b>Property Type</b>	Retail	<b>Zoning</b>	CCG-2 - CCG-2 zoning allows for most uses, including retail, auto dealership, schools, medical and much more
<b>Property Subtype</b>	Storefront Retail/Office	<b>Parking</b>	8 Spaces (0.91 Spaces per 1,000 SF Leased)
<b>Land Acres</b>	1.10 AC	<b>Frontage</b>	130 FT on Roosevelt Blvd
<b>Building FAR</b>	0.18		
<b>Year Built</b>	1988		
<b>Price Per SF</b>	\$182		



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