



FOR SALE

FULLY LEASED CASSAT AVENUE PORTFOLIO WITH INCOME AND UPSIDE

JACKSONVILLE, FL 32205

1133 CASSAT AVENUE
LONG-TERM UPSIDE

\$900,000

LIST PRICE

671 SF

BUILDING SIZE

AUTOMOTIVE

CURRENT USE

CCG-2 + RMD-D

ZONING



FAUSTO COMMERCIAL PRESENTS

Fully leased 3-asset investment portfolio positioned along Cassat Avenue, offering stable in-place income from a single tenant occupying the entire site. The property spans approximately 30,689 SF (±0.70 acres) and includes an automotive shop, usable yard/parking area, and a single-family home. With strong frontage along a high-exposure commercial corridor and dual zoning at 1133 Cassat, this offering presents a rare opportunity to secure immediate cash flow with added flexibility for future repositioning and long-term upside.

LOCATION ADVANTAGES

- Surrounded by national retailers
- Strong presence of auto and service businesses
- Consistent vehicular traffic exposure
- Located within an active commercial corridor
- Benefits from ongoing corridor growth

PROPERTY HIGHLIGHTS

- Single tenant across entire site
- Automotive shop included
- Usable yard and parking area
- Single-family home on site
- ±30,689 SF total site area
- ±0.70-acre assemblage
- Flexible future use potential

EXCLUSIVELY LISTED BY



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