



**Riverside North**  
**2711 Edison Avenue**      **\$975,000**  
**Jacksonville, FL 32204**      **\$875,000**

 **LoopNet Listing ID #30952089**

**Watson Commercial Realty Inc.**  
4685 Sunbeam Road, Suite 4  
Jacksonville, FL 32257  
**904-200-1030**  
**Will Messer**





# 2711 Edison Avenue, Jacksonville, FL 32204

## All Roads Lead To Riverside North

### • Location

- I-95 = 1 mile/3 mins
- I-10 = 1 mile/2 mins
- US-17 = <1.5 miles/6 mins
- FSCJ = < 3 miles/6 mins
- Whole Foods\* = < 2 miles/6 mins
- Brooklyn = 1 mile/3 mins
- Downtown = 2 miles/4 mins
- Everbank Stadium = 4 miles/10 mins
- Five Points = 4 miles/5 mins
- Riverside = < 1 mile/3 mins



\* Proposed





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## Building Overview

- Two Buildings + Outdoor Pavilion
  - Chapel, Event Venue
  - Commercial Kitchen
- Updated Systems = 2014
  - Electrical, HVAC, Plumbing
- Roof = 2012
- Commercial Kitchen:
  - Hood
  - Walk-In Freezer
  - Additional Equipment







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## Building Statistics

Lot Size  
Zoning

1 acre  
RLD-60

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	<u>Square Footage</u>	<u>Year Built</u>
Chapel	~3,000	1949
Event Venue/School/ Commercial Kitchen	~2,300	1900



- On-site parking; Gated entry
- Flexible Spaces
- RE #: 056042-0000



**2711 Edison Avenue, Jacksonville, FL 32204**  
**Riverside North Chapel**



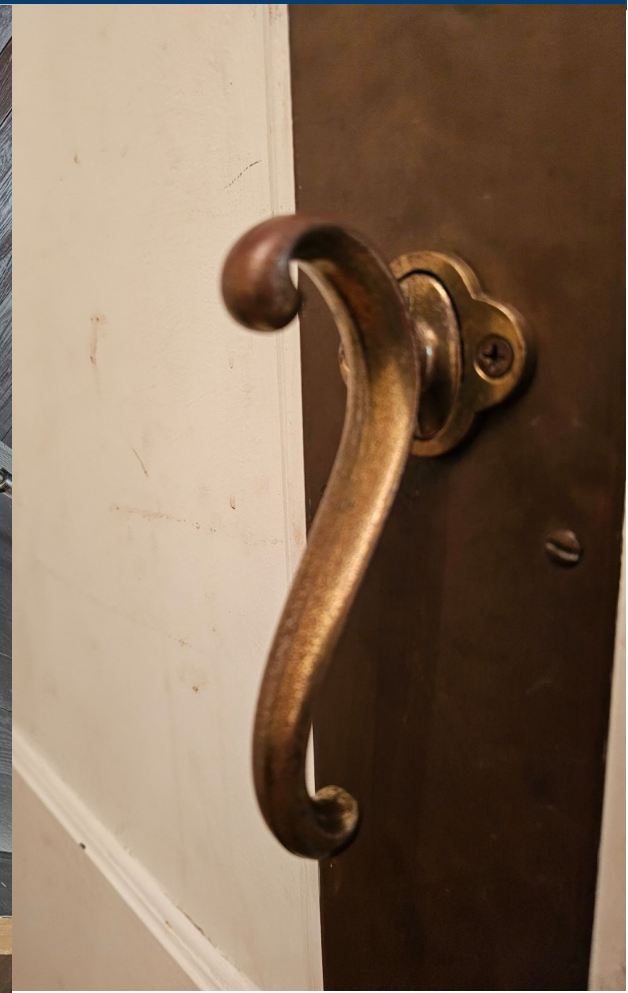
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**Riverside North Chapel**



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## Riverside North Outdoor Pavilion



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**2711 Edison Avenue, Jacksonville, FL 32204**  
**Riverside North School / Event Space**



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## Riverside North School / Event Space



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## Riverside North School / Event Space Commercial Kitchen



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## Riverside North Restrooms



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# 2711 Edison Avenue, Jacksonville, FL 32204

## Riverside North Uses



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Property Subtypes:	Professional Office Building
Building Size (RSF):	<b>5,300 SF</b>
Gross Land Area:	1 Acre
Sale Price:	<b><del>\$975,000</del> Reduced = \$875,000</b>

### Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	14,006	70,428	194,913
Average Age:	41.6	38.4	38.1
Households:	6,110	36,116	91,231
2022 Avg. HH Inc.	\$59,218	\$54,632	\$62,522

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