



**FOR SALE**

**FULLY LEASED CASSAT AVENUE PORTFOLIO WITH INCOME AND UPSIDE**

JACKSONVILLE, FL 32205

**1133 CASSAT AVENUE**  
LONG-TERM UPSIDE

**\$1,150,000**

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 ( $\pm 0.70$  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
- $\pm 30,689$  SF total site area
- $\pm 0.70$ -acre assemblage
- Flexible future use potential

EXCLUSIVELY LISTED BY



**ARIA FLEMING**  
Commercial Real Estate Advisor  
+1 808.699.1416  
af@faustocommercial.com



All information is deemed reliable but not guaranteed. Buyers are advised to independently verify all information.