



SALE

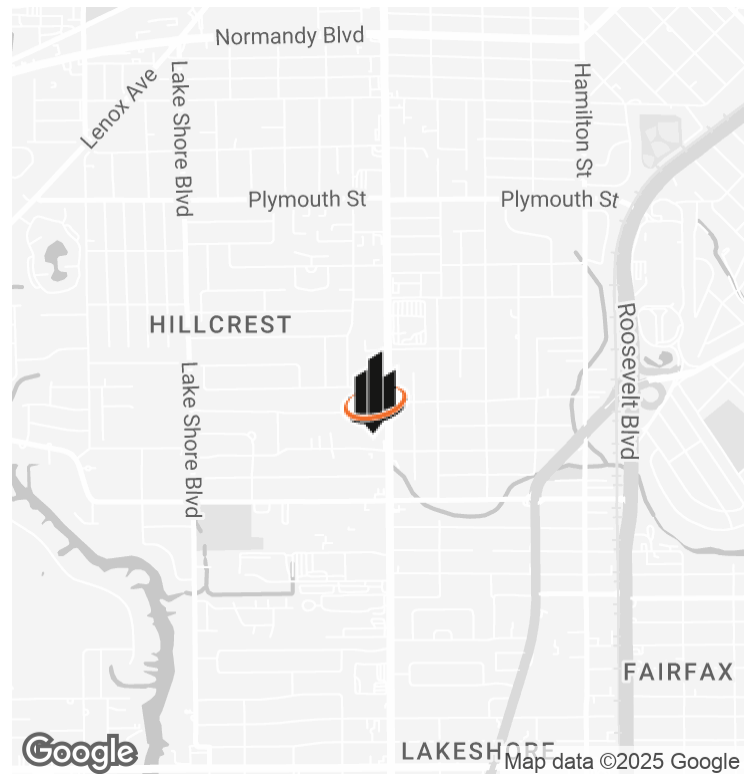
1460 Cassat Avenue Professional Office

1460 CASSAT AVE
Jacksonville, FL 32205

PRESENTED BY:

DAVID ENICKS
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FL #SL3184323

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
NUMBER OF UNITS:	2
LOT SIZE:	0.497 Acres
BUILDING SIZE:	4,260 SF

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 1460 Cassat Ave, Jacksonville, FL. This 4,260 SF property, built in 2005, boasts two units and is strategically zoned CCG-1. Situated on a corner lot with high visibility, this property offers excellent signage and curb appeal, making it an appealing choice for investors seeking a prime office building. With 49% occupancy, there is significant potential for future growth and an immediate opportunity to increase tenancy. Don't miss the chance to secure a valuable asset in the thriving Westside area with high traffic and outstanding potential.

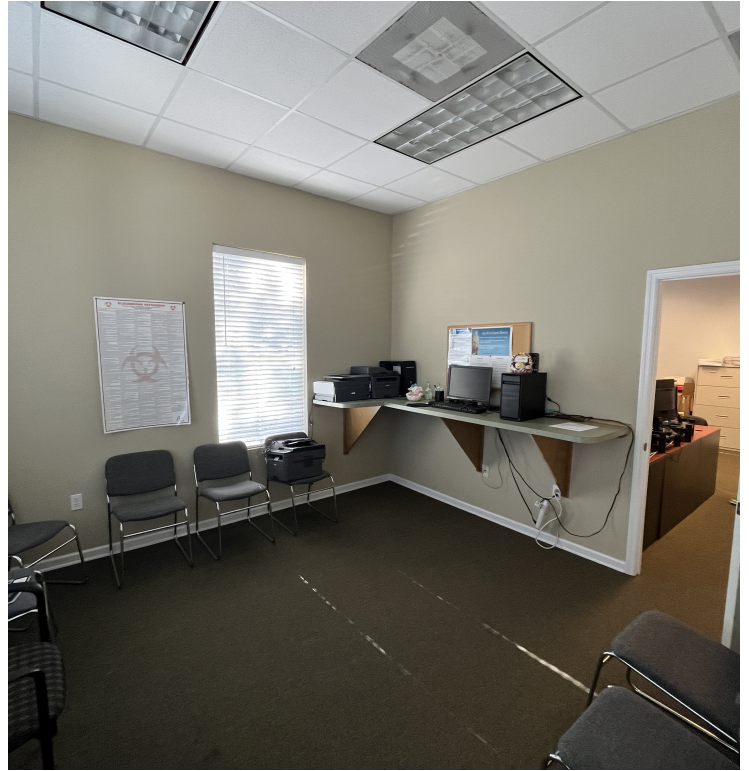
PROPERTY HIGHLIGHTS

- - 4,260 SF building with 2 units
- - Built in 2005
- - Zoned CCG-1
- - Corner lot with high traffic
- - Eye-catching signage
- - Appealing curb appeal
- - Potential for increased occupancy

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ADDITIONAL PHOTOS



DAVID ENICKS

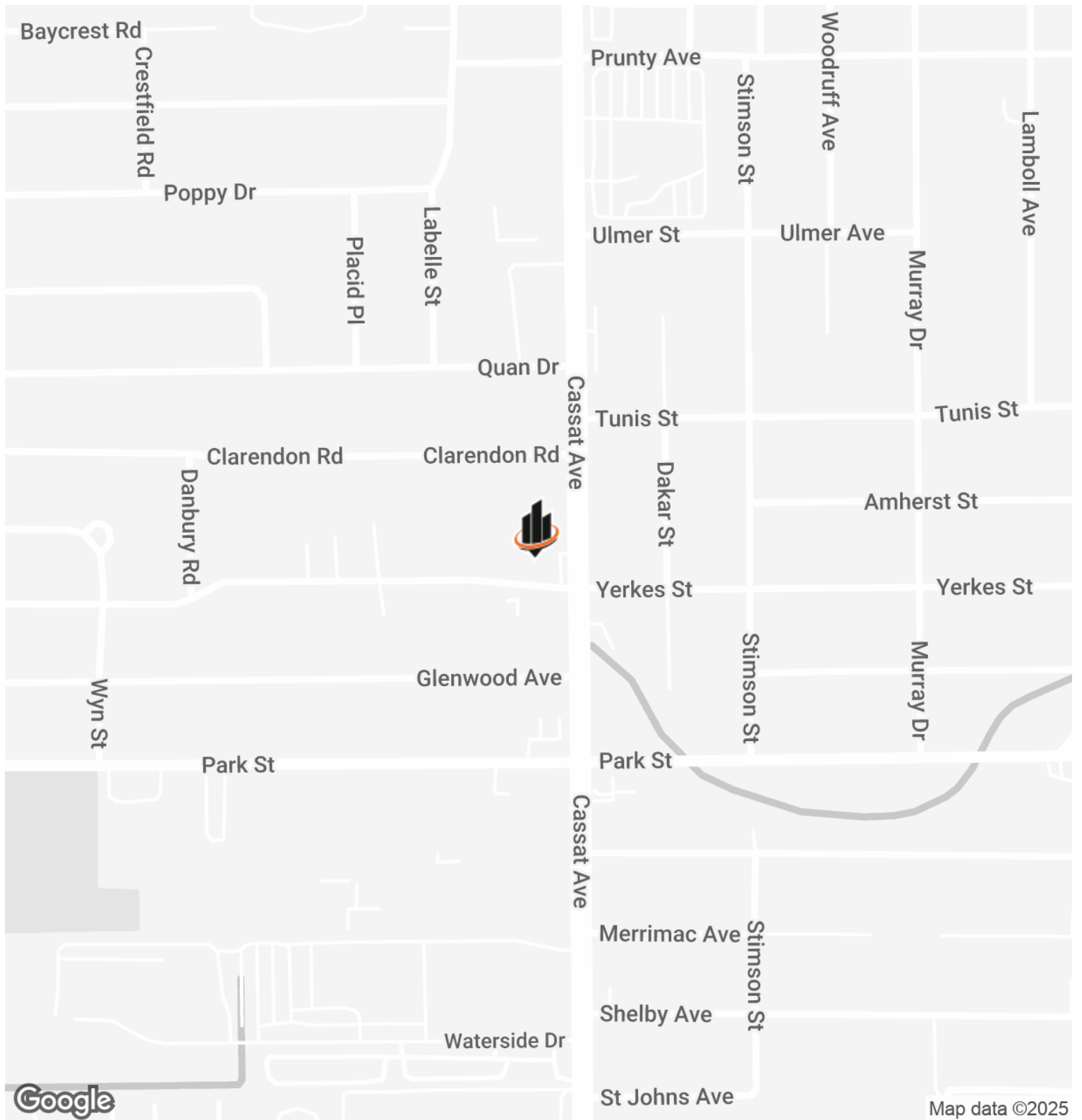
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LOCATION MAP



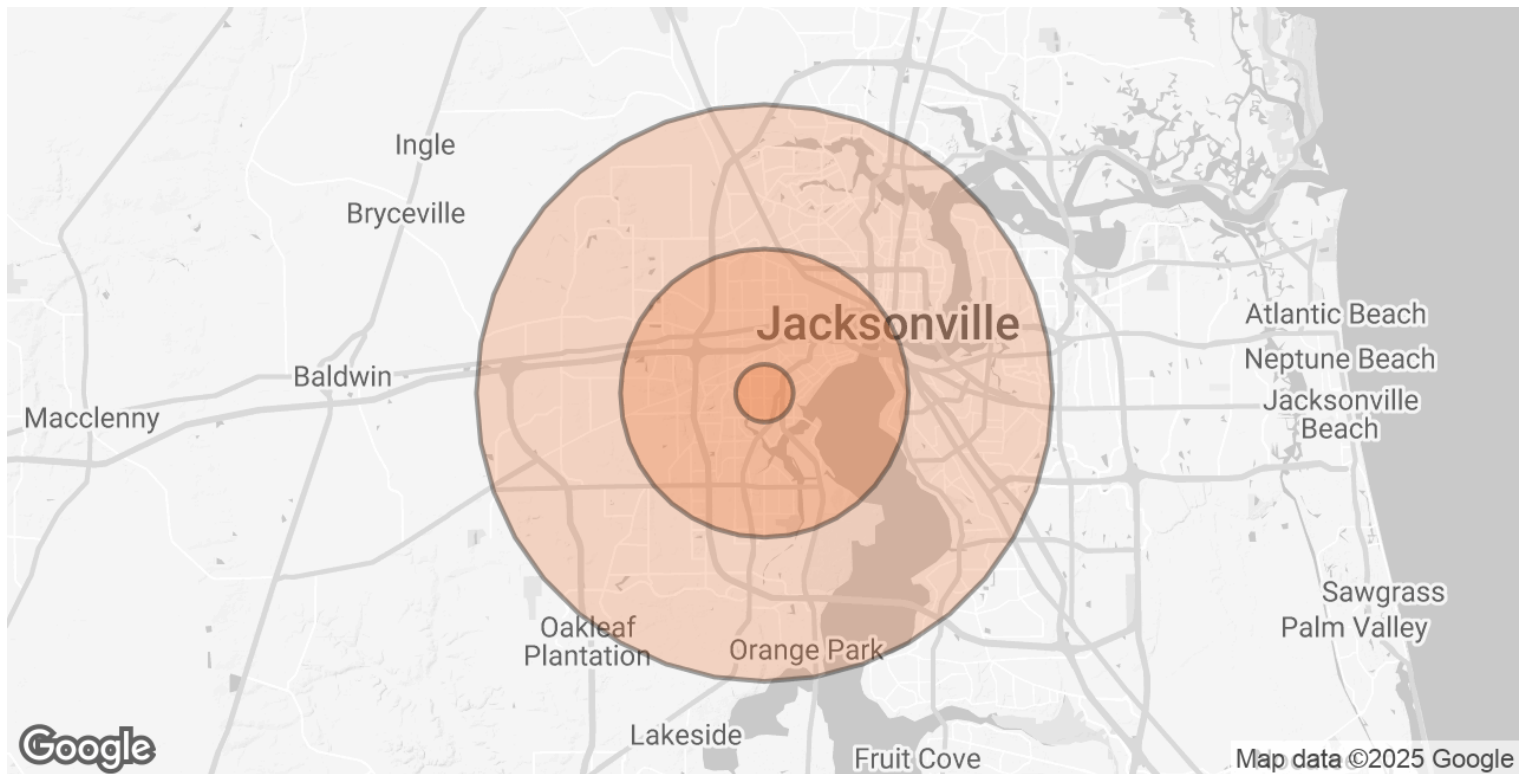
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,080	168,772	543,197
AVERAGE AGE	37.7	37.6	37.4
AVERAGE AGE (MALE)	36.3	36.5	35.6
AVERAGE AGE (FEMALE)	37.2	38.9	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,828	78,618	238,353
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$48,405	\$59,971	\$59,523
AVERAGE HOUSE VALUE	\$121,973	\$199,935	\$168,654

2020 American Community Survey (ACS)

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