

Commercial Sale Active MLS# 2106001 (REAL) DOM/CDOM: 1/1	5044 W EDWARD Street, Jacksonville, FL 32254 County: Duval	\$650,000
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Year Built:	1971	Property Sub Type:	Industrial
Number Of Units	1	Subdivision Name:	Biltmore
Total:		Accessibility	No
Bathrooms Total:	1	Features YN:	
Building Area Total:	4,500	Water Body Access	No
Building Area	Assessor	YN:	
Source:		Waterfront:	No
Stories Total:	1	Zoning	Industrial
County:	Duval	Description:	
Country:	US	Tax Year:	2024
MLS Area Major:	074-Paxon	Tax Annual	1,546.36
Parcel Number:	0488320010	Amount:	
Lot Size Acres:	0.36	Association YN:	No
Land Lease YN:	No		
Additional Parcels YN:	No		

Tax Legal Description: 14-18 06-2S-26E .362 BILTMORE NO 7 W 60FT LOT 1

Directions: From South on Edgewood Ave, Go past 12th. Street, Turn Left at next Street (EDWARD). Property is on the Left. OR Exit I-295 onto Commonwealth Ave, Go West, Turn Left onto Edgewood Ave, Go to Edwards St, Turn Left

Public Remarks: LIGHT INDUSTRIAL shop. CLEAN, Full block and 4,500 sq feet of usable space (Machine shop, Cabinet Shop, Car/Truck Repairs, Equipment Service, so much more. Exterior has been painted and much of the inside, including all the service doors. Separate entrance into the nice front office with a second door that leads into the shop. Electrical is 220 (3) Phase and a New Box. LED Lights, Bard A/C unit. 5 Fire extinguishes (inspected yearly), The Welder plug us a 200amp, Single Phase. There is also a 200 Gal Compressor, Steel Rack, Outside carlift on a concrete slab. Bathroom with new toilet and sink. Four (4)Double Doors (8 feet each) to make entry and exit of work easier. A 'JIB' crane to move large items from place to place and a used oil recovery tank. Metal roof/vinyl eaves, Recoated 3 yrs ago and in good condition. This could very easily be the deal of 2025! Established, well maintained Industrial Property. Buyers to do their due diligence for their purposes.

Private Remarks: Light Industrial is a sought after zoning, many uses. This is a full block, well maintained, Office, front parking and side parking and/or work area. Tool Storage area, Plenty of space for work matters. Fork Lift works but sold (as-is), Outside carlift. Your business needs this ! Permitted IL uses are listed under the document section.

Unit 1 Details:	Unit ID: 0 Annual Rent: \$0 Unit SqFt: 4,500	# Units (This Type): 1 Furnished: Unfurnished	Baths Total: 1 Unit Remarks: none
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Accessibility Features: Accessible Doors; Accessible Entrance

Building Features: Office; Rear Access

Business Type: Industrial

Construction Materials: Block

Cooling: Electric

Current Use: Industrial

Electric: 200+ Amp Service

Fencing: Chain Link

Flooring: Concrete

Lot Features: Dead End Street

Listing Terms: Cash; Conventional

Location: City

Parking Features: Parking Lot

Possession: Close Of Escrow

Road Frontage Type: City Street

Roof: Metal

Sale Includes: Building & Land

Special Listing Conditions: Standard

Utilities: Sewer Connected; Water Connected

Water Source: Public

Showing Requirements: Lockbox; Showing Service

Occupant Type: Vacant

Listing Contract Date: 08/27/2025

Expiration Date: 08/27/2026

Listing Service: Full Service

Original List Price: \$650,000

List Price/SqFt: \$144.44

Listing Agreement: Exclusive Right To Sell

Listing Service: Full Service

Comparable Sale YN: No

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CO-LA: TAREQ ARSALLA ENGEL & VOLKERS FIRST COAST (Phone:) 904-994-8273 (Mobile:) 904-994-8273 (Email): tareq.arsalla@evusa.com