

Freestanding Building For Sale

230 Arlington Rd. N. #228 & 230
Jacksonville, Florida 32211-7807



Property Location: The property offers direct road frontage on Arlington Road, providing quick access to the Southside, downtown, major beltways, and interstates. Its central Arlington location makes it ideal for convenient travel and visibility.

Property Overview: Freestanding building featuring 75' +/- of primary road frontage, front door parking. The property can be configured as two separate spaces or as one combined space. Equipped with JEA water, sewer and electrical services, it offers easy ingress and egress for convenient access. Includes a Kohler generator.

Property Description

- Parcel No. 144293-0000
- Size: 4,344 sf.
- Masonry Construction
- Zoning: RLD-G
- Lot: 0.6 Acres
- Built 1979, Renovated 2025
- Submarket: Southside
- 15 + Parking Spaces

Buie Real Estate, Inc.

Price Real Estate Services, LLC

LICENSED REAL ESTATE BROKERS

2532 University Blvd. W. • Jacksonville, FL 32217

Bruce T. Buie

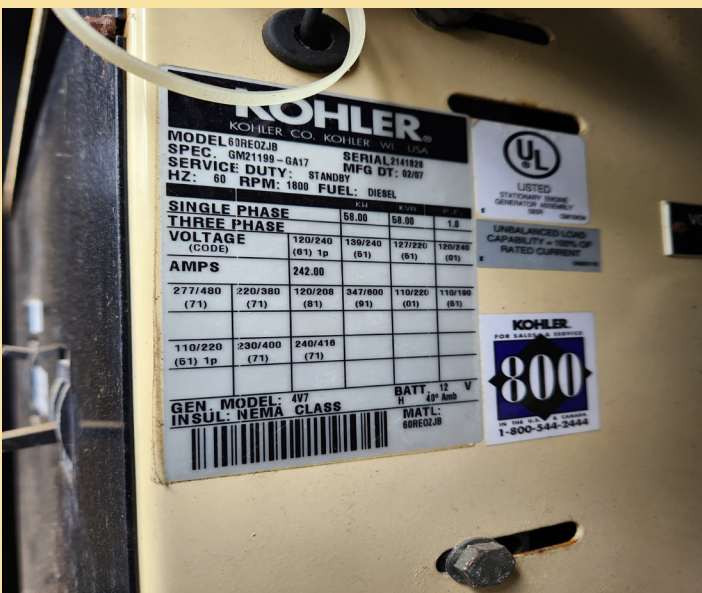
B.Buie@comcast.net | 904.482.6710

Fred Pollitt

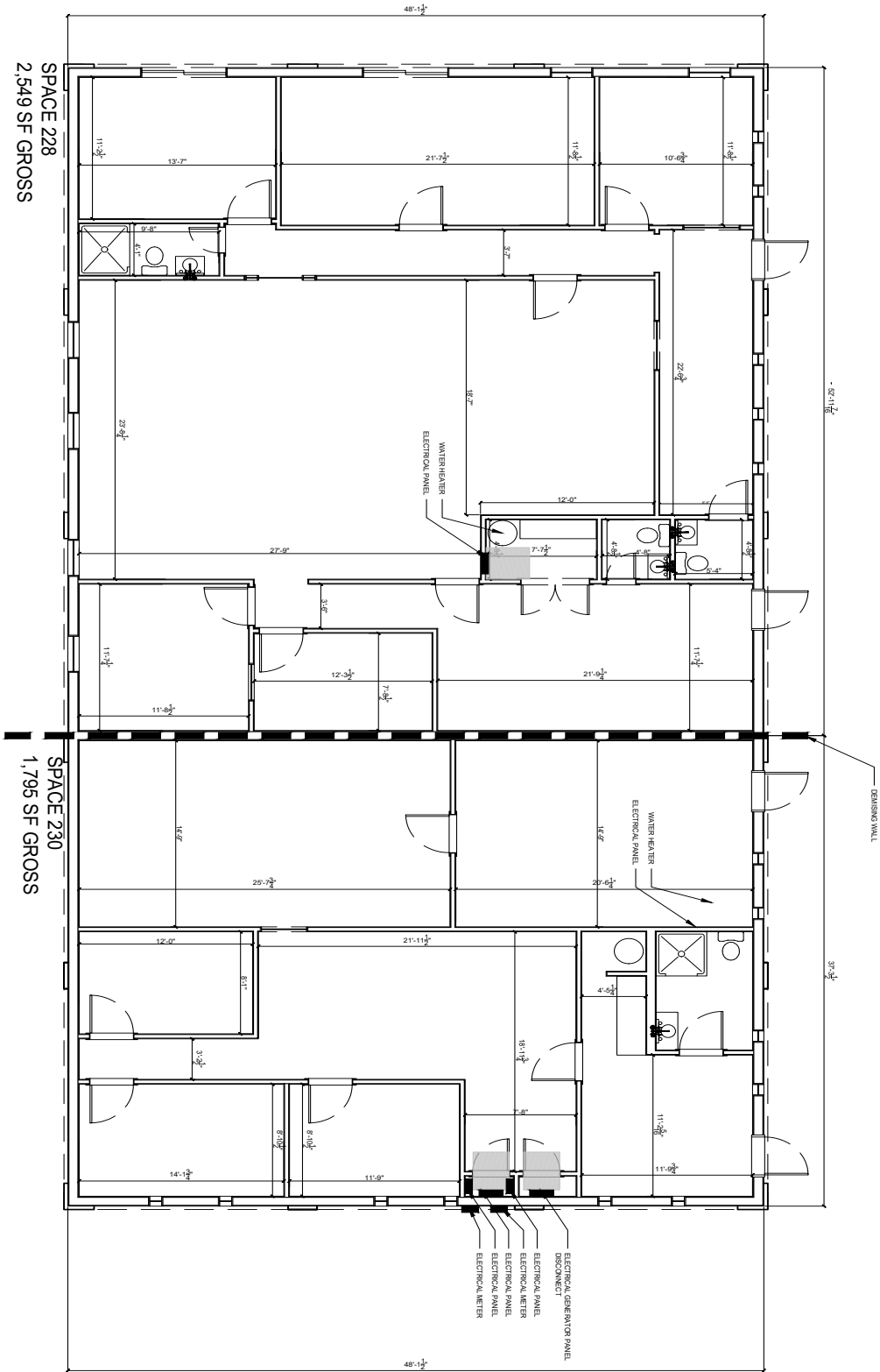
Fred@presjax.com | 904.591.2357

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Information deemed reliable but not guaranteed. Buyer or Tenant must verify.



Kohler diesel powered generator that powers all of unit 230.



SPACE 228 / 230 TOTAL
4,344 SF GROSS

SPACE 228
2,549 SF GROSS

SPACE 230
1,795 SF GROSS

1 FLOOR PLAN
SCALE: 1/4" TO 10"

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AS-BUILTS	
CHECKED BY:	JMB
DRAWN BY:	JMB, JRS, SJS
DATE:	12/31/2025
AS-BUILT	

NO.	BY	DATE	DESCRIPTION
0	JMB	12/31/2025	AS-BUILT DOCUMENTS FOR SALES AND MARKETING
REVISIONS			

AS-BUILT
PLAN

CLIENT
FRED POLLITT

AS-BUILT DOCUMENTATION
230 ARLINGTON RD N.,
JACKSONVILLE, FL 32211



BOUNDARY SURVEY

PAGE 1 OF 1

LEGAL DESCRIPTION:
 LOTS 8, 9, 10, 26, 27, 28, 29, 30, 31 AND 32, BLOCK 18A, OAKWOOD VILLA ESTATES,
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 23, 24, 25,
 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, LESS AND EXCEPT
 THAT PORTION OF LOTS 8, 9 AND 10, BLOCK 18A, CONVEYED IN OFFICIAL RECORDS
 BOOK 2570, PAGE 130, CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, FOR
 ROAD RIGHT-OF-WAY.

CERTIFIED TO:
 BALDWIN PARK TITLE, FIRST AMERICAN TITLE INSURANCE COMPANY,
 FIRST INTERNET BANK OF INDIANA, ISACA

COMMUNITY NUMBER: 120077

PANEL: 0379

SUFFIX: J

F.I.R.M. DATE:

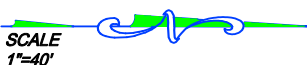
FLOOD ZONE: X

FIELD WORK: 8/29/2023

PROPERTY ADDRESS:
 230 ARLINGTON ROAD NORTH
 JACKSONVILLE, FL 32211

SURVEY NUMBER: 602555

CLIENT FILE NUMBER: 2023-637



SCALE
 1"=40'

SURVEY NOTES
 ASPHALT DRIVE CROSSING INTO RW
 ON EASTERLY SIDE OF LOT.
 THERE ARE FENCES NEAR EACH BOUNDARY
 OF THE PROPERTY.
 A = SET 1/2" IRON ROD, LB #7893

GENERAL NOTES:

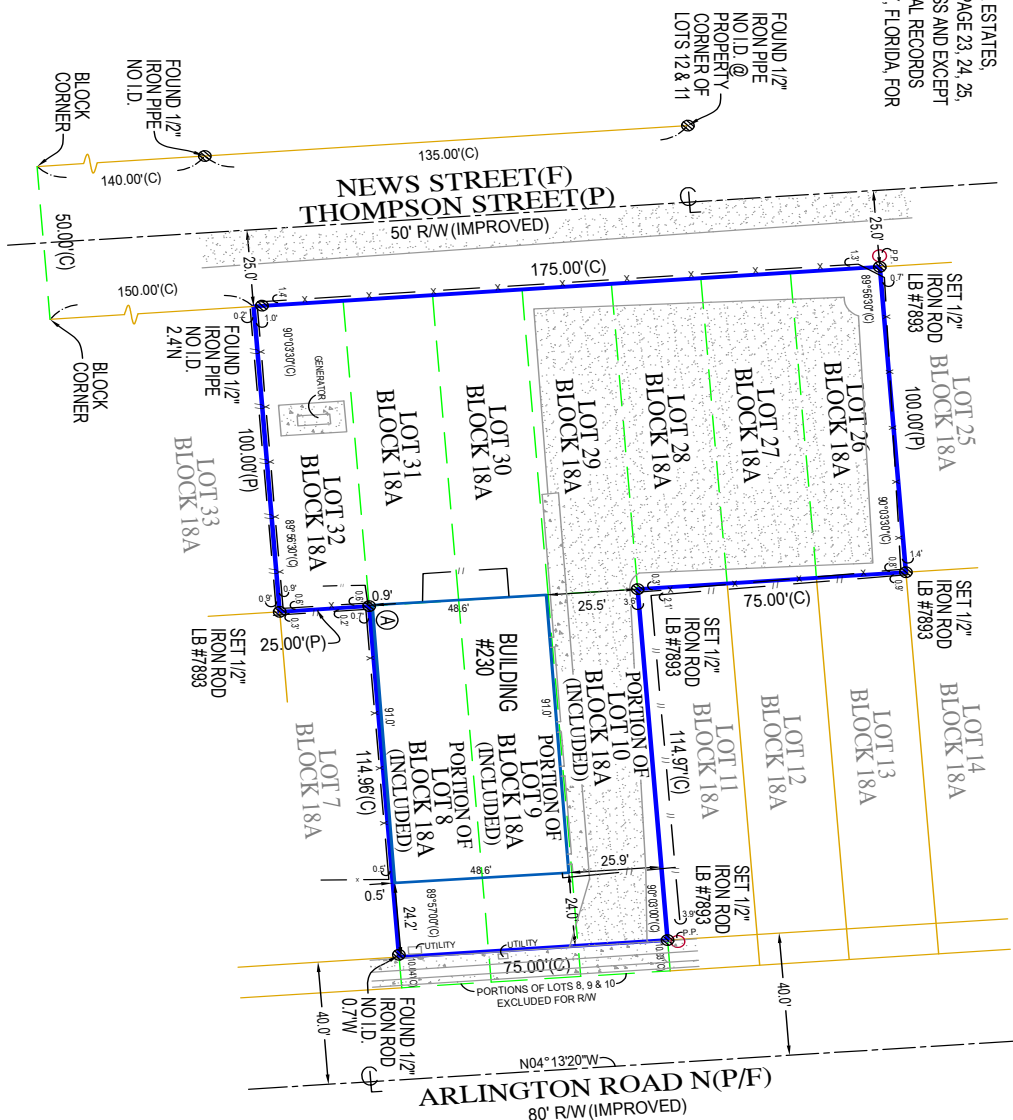
1. LEGAL DESCRIPTION PROVIDED BY OTHERS.
2. THE LANDSHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES.
3. NOT SHOWN ON THE PLAT.
4. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
5. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
6. ONLY VISIBLE ENCROACHMENTS LOCATED.
7. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F.	FINISH FLOOR ELEVATION
A.C.	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.L.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PAPER-KALON WALL
(C)	CALCULATED	(L)	LENGTH
(D)	CENTRAL/DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
(G)	CHORD	L.M.E.	LINE MAINTENANCE EASEMENT
(H)	DESCRIPTORS	M.H.	MISPLACED FIELD VERBER
D.E.	DRAINAGE EASEMENT	M.O.	MISPLACED FIELD VERBER
D.H.	DRAINAGE EASEMENT	N.R.	NOT TO SCALE
D.W.	DRIVEWAY	N.T.S.	NOT TO SCALE
E.O.W.	EDGE OF WATER	O.H.	OVERHEAD UTILITY LINES
F.C.M.	FOUND CONCRETE MONUMENT	O.R.B.	OFFICIAL RECORDS BOOK

REVISIONS:

1	CATCH BASIN	1	MISC. FENCE
2	CENTRAL LINE ROAD	2	PROPERTY CORNER
3	COVERED AREA	3	UTILITY BOX
4	EXISTING ELEVATION	4	UTILITY POLE
5	HYDRANT	5	WATER METER
6	MANHOLE	6	WELL
7	METAL FENCE	7	WOOD FENCE



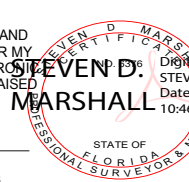
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

STEVEN D. MARSHALL

PROFESSIONAL SURVEYOR AND MAPPER #6376



Digitally signed by
 STEVEN D. MARSHALL
 Date: 2023.09.13
 10:46:44 -0500

TARGET
 SURVEYING, LLC

LB #7893
 SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>