



**552 CASSAT AVE
5024 ROSSELLE ST
JACKSONVILLE FL 32254**

**GAS STATION, USED
CAR LOT, BILLBOARD
INCOME & ENDLESS
POTENTIAL**



SCAN FOR INFO

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**552 CASSAT AVE
B: 1,986 SF | L: 28,300 SF
5024 ROSSELLE ST
B: 1,518 SF | L: 23,700 SF**

PRICE: \$4,000,000

This 1.19-acre powerhouse sits directly at the entrance to I-10, with a retired gas station up front and a back lot currently rented as a used car dealership, plus two office buildings, huge paved yards, and a 600 SF billboard generating steady income for 20 years. Minutes from Downtown and in the heart of Jacksonville's logistics and industrial corridor, this CCG-2 zoned site is perfect to run the existing operations, collect passive income, or redevelop the whole property into a corporate flagship. Big traffic, big visibility, big potential—seriously, you can't buy a better gateway spot in Jax.

SPACE FOR

- **Automotive use**
- **Dealership / outdoor sales**
- **Contractor yard**
- **Logistics / distribution**
- **Owner-user redevelopment**
- **Investment income**

