

Freestanding Vacant Retail Building

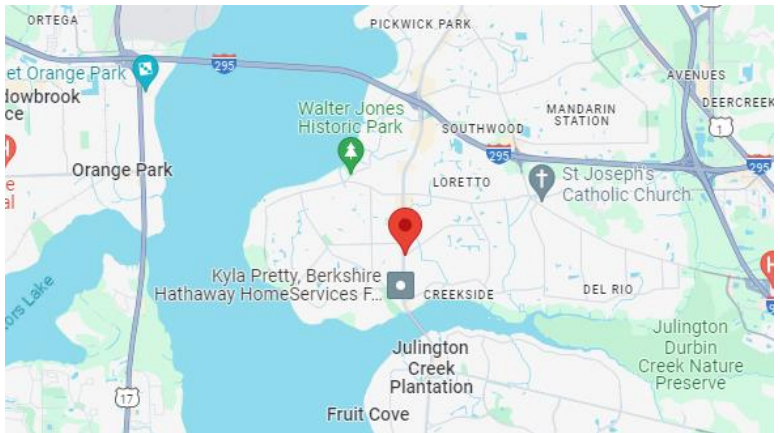
FOR SALE - \$1,750,000

Property #43451 – 12245 San Jose Blvd. Jacksonville, Duval County, Florida

Property Highlights

- Building Size – 2,600 sq. ft.
- Year Built - 2002
- Land Size – .99 acres (43,300 sq. ft.)
- Located at the signalized t-section of San Jose Boulevard and Marbon Road
- Duval County RE #3158181-0000
- Zoned – PUD
- Good Access & Visibility
- 2024 Traffic Counts – 45,000 (San Jose)
- 2024 Property Taxes - \$28,280.29
- All Motor Fuels Equipment (including tanks) have been removed

**Will be restricted against being used as a
Convenience Store with or without Motor Fuels
(other restrictions may apply)**



Contact:
Gina LeMaster Brown
352.415.4499 Ext. 1
gina@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - www.intrepidcre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Overhead Aerial View



Contact
Gina LeMaster Brown
352.415.4499 Ext. 1
gina@intrepidcre.com

365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - www.intrepidcre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.