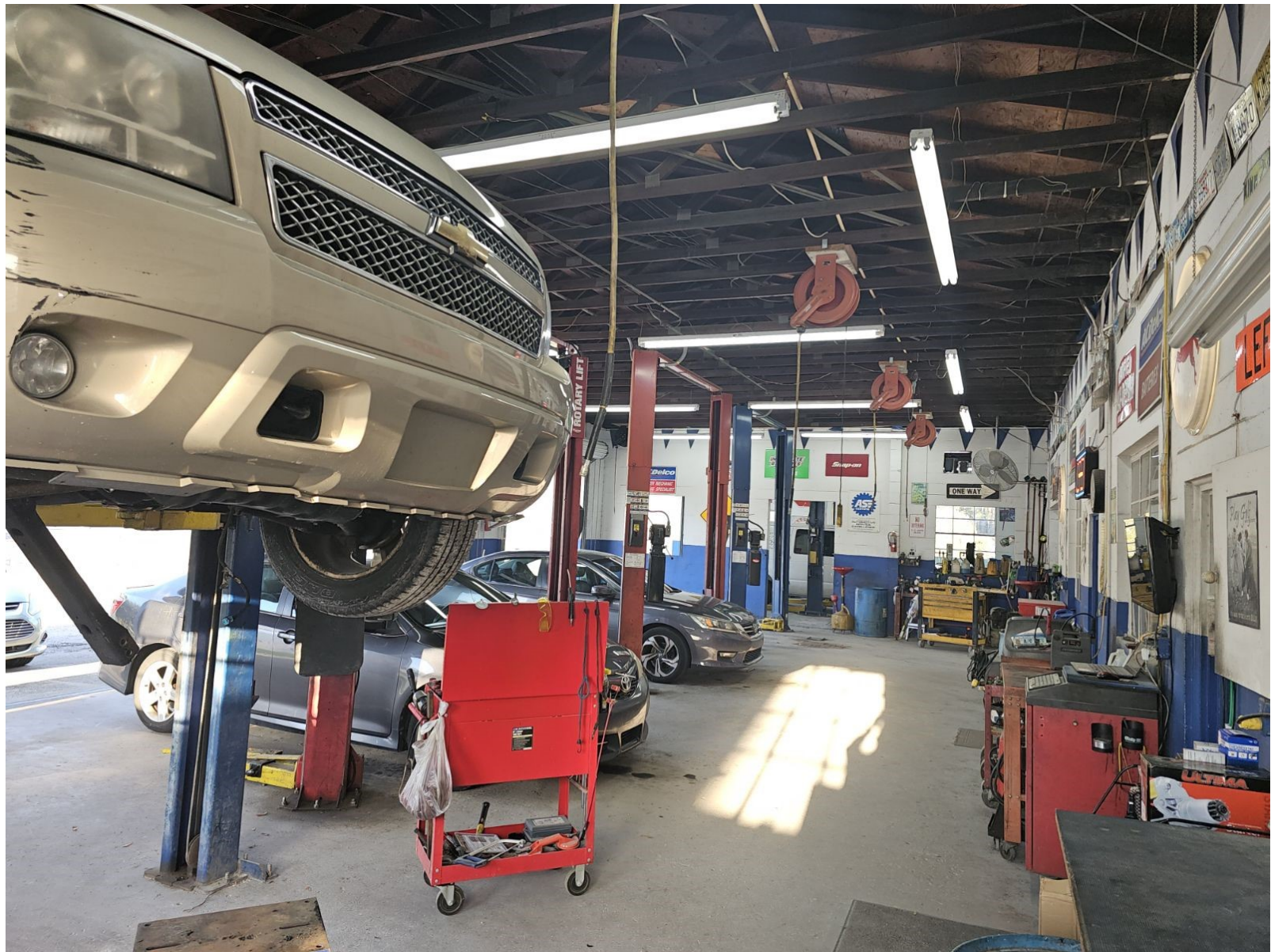




3536 Morrow St.
Jacksonville, FL 32217 ~~**\$1,249,900**~~
\$999,900

 **LoopNet Listing ID #31317458**

Watson Commercial Realty Inc.
 4685 Sunbeam Road, Suite 4
 Jacksonville, FL 32257
904-200-1030
Will Messer



WILL MESSER

Commercial Sales Associate

Mobile: **904-200-1030**

Email: **wmesser@watsoncommercial.com**

Web: **WatsonCommercial.com**

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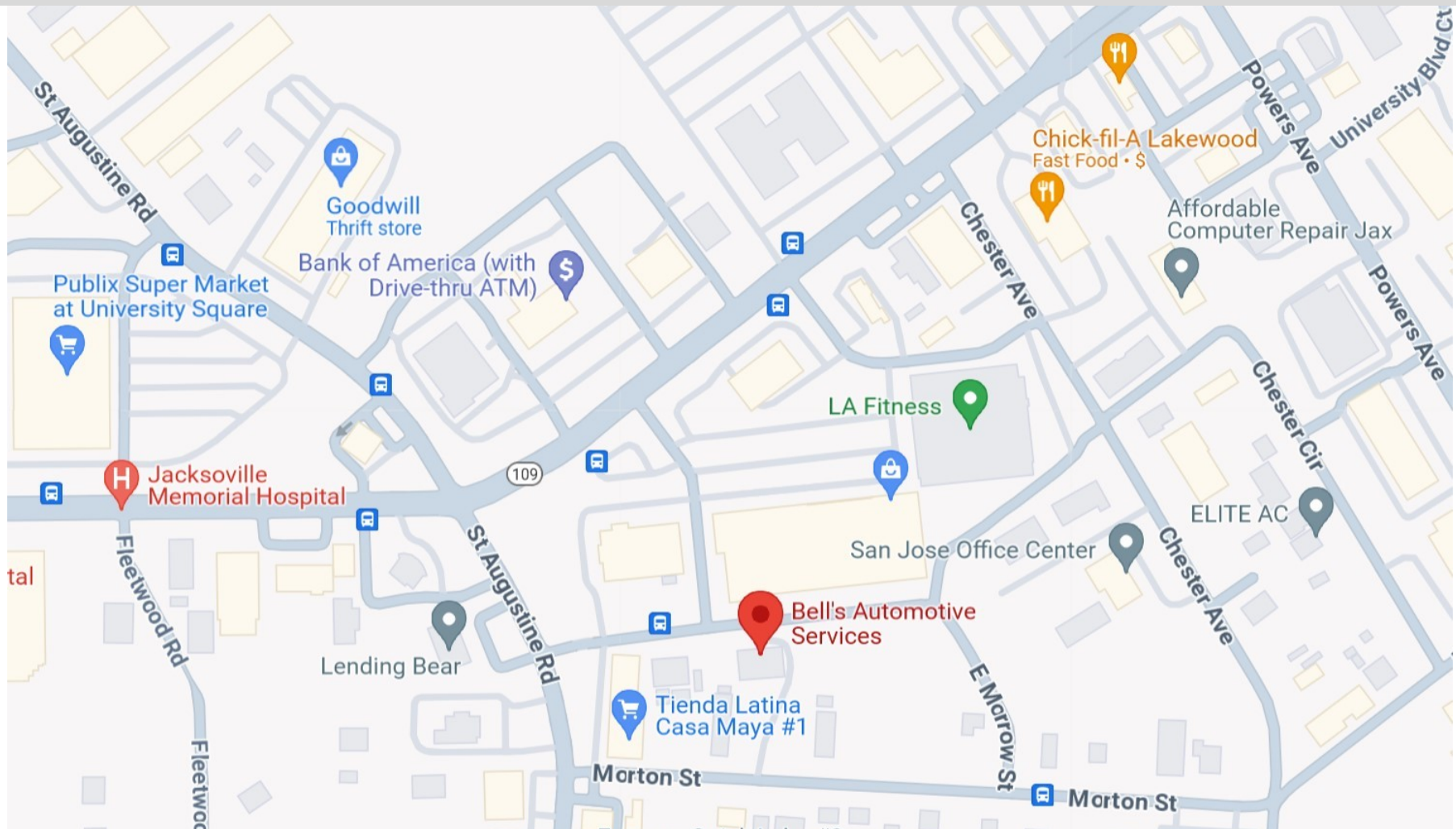
Commercial Realty, Inc.

3536 Morrow St., Jacksonville, FL 32217

Central Location

St. Augustine Rd=500'/1 min
University Blvd W=.1 mile/2 mins
US-1/Philips Hwy=.7 mile/3 mins
I-95=1.1 mile/5 mins

San Jose Cntry. Club=1.3 miles/3 mins
SR-13/Hendricks Ave=1.4 miles/4 mins
The Bolles School=1.5 miles/4 mins
SR-202/J. Turner Butler Blvd=2.6 miles/7 mins



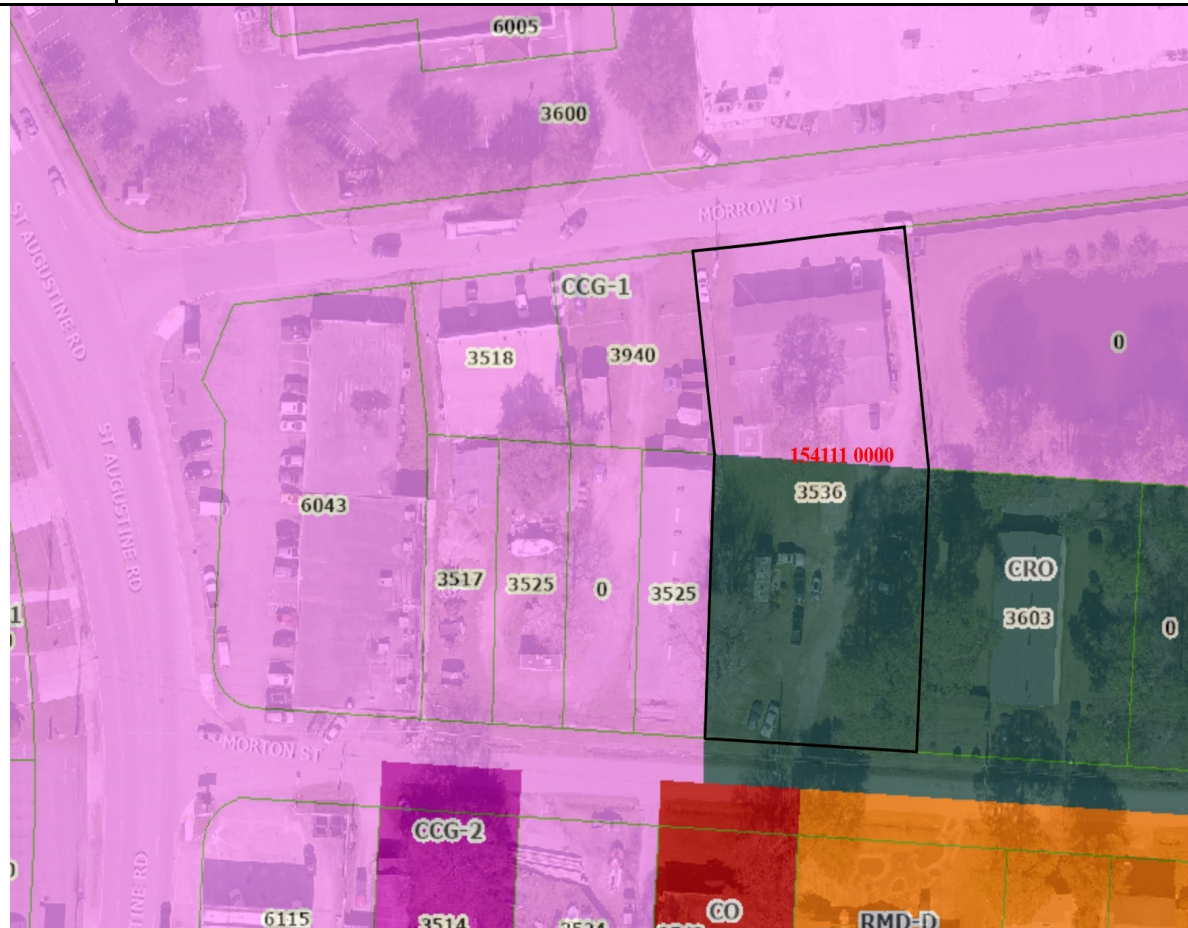


Commercial Realty, Inc.

3536 Morrow St., Jacksonville, FL 32217

Property Statistics

Lot Size	.72-acre
Zoning	CCG-1 / Commercial Residential Office (CRO)
Square Footage	4,214
Year Built	1965
RE #	154111-0000



3536 Morrow St., Jacksonville, FL 32217

Bell's Automotive Service Statistics

Bell's Automotive Service
 Complete Auto Service and Repair
 All Makes and Models
 Since 1958 733-0407

Ownership	Privately held;Independent	
Bays	7	
Aboveground lifts	5	
Flat bays	2	
Employees excluding owner administrator	3	
	'22	Avg. ('20-'22)
Revenue per employee (\$000s)	\$142	\$152



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Bell's Automotive Service



3536 Morrow St., Jacksonville, FL 32217
4 of 5 Aboveground Lifts (Pictured)



3536 Morrow St., Jacksonville, FL 32217
Lift and Flat Bay



3536 Morrow St., Jacksonville, FL 32217

Wait Area





3536 Morrow St., Jacksonville, FL 32217

.72-Acre - 2 Entries (Morrow St. and Morton St.)





Property Subtypes:	Auto Service Repair
Building Size (RSF):	4,214 SF
Gross Land Area:	.72- Acre
Zoning:	CCG-1 / Commercial Residential Office (CRO)

Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	7,885	59,971	160,585
Average Age:	40.4	40.0	38.6
Households:	3,530	25,239	71,660
2022 Avg. HH Inc.	\$78,653	\$75,004	\$78,581

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