



624 Goodwin Street

Jacksonville, FL 32204 · Riverside

\$1,195,000

Turnkey Flex / Office + Event Venue
 \$230/SF · ±5,200 SF · CRO Zoned · ±0.20 AC

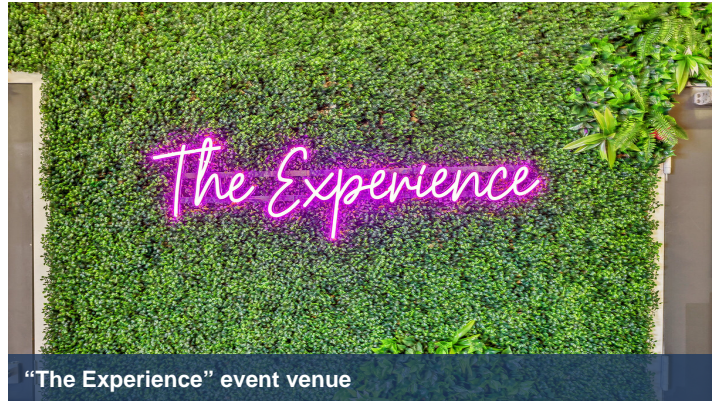
<p>±5,200 SF Building (3,016 office / 2,184 warehouse)</p>	<p>±0.20 AC CRO-zoned lot</p>	<p>1968 Renovated 2023–2025</p>	<p>9 Suites Leased — income in place</p>	<p>Owner/User SBA-eligible</p>
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PROPERTY HIGHLIGHTS

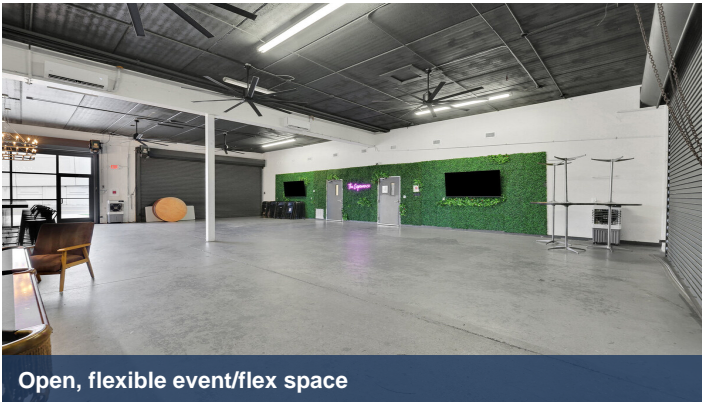
- Fully renovated, turnkey flex/office building in the heart of Riverside (32204).
- Flexible CRO zoning — office, service, and a wide range of commercial uses.
- Income in place: nine leased office suites generating ~\$69,455/yr.
- Turnkey on-site event venue (“The Experience”) available as a going concern.
- Multiple paths to value: owner-occupy, lease, run the events business, or combine.
- Striking professional murals + modern interior; polished floors, ±13’ ceilings.
- Minutes to Five Points, Downtown, and the I-10 / I-95 interchange.
- Very low in-place taxes (~\$4K/yr); strong upside for an owner-occupant.



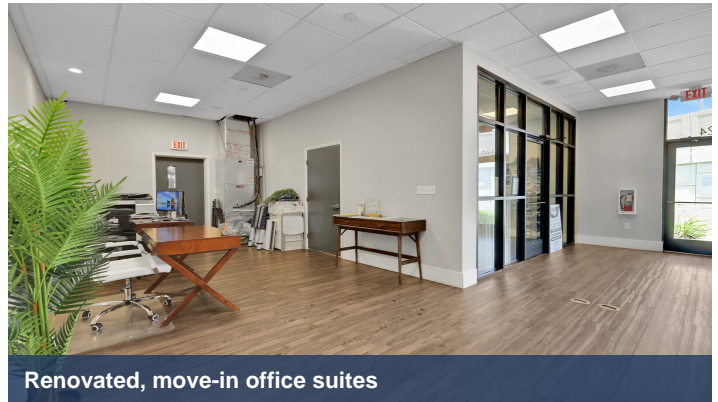
Prime Riverside location



"The Experience" event venue



Open, flexible event/flex space



Renovated, move-in office suites

THE OPPORTUNITY

624 Goodwin Street is a rare, fully renovated flex/office asset offering multiple paths to value. Occupy it as a turnkey owner-user (SBA-eligible), continue leasing the nine in-place office suites, lease the building as flex/warehouse, and/or take over the established on-site event operation, "The Experience," as a turnkey going concern. The ±5,200 SF masonry building (±3,016 SF office + ±2,184 SF warehouse) sits on a ±0.20-acre CRO-zoned parcel with striking murals, a modern interior, ±13' ceilings, and updated restrooms — minutes from Five Points, Downtown, and I-10/I-95.

FAST FACTS

Building Size:	±5,200 SF (+716 SF canopy)	Office / Warehouse:	±3,016 SF / ±2,184 SF
Lot Size:	±0.20 AC (8,712 SF)	Zoning:	CRO
Year Built / Reno:	1968 / 2023–2025	Construction:	Concrete block; metal roof
Parcel (RE#):	091584-0010	In-Place Rent:	~\$69,455 / yr (9 suites)