

Commercial Property
FOR SALE
Owner/Agent

Baker Distributing
Company Store 305

Pi Hole Pizzeria

Stadium Property Rentals

Strick's Auto &
Truck Repair

EPPES REDEVELOPMENT

Tallahassee, FL 32304

22,425 Total SF | 0.96 AC | Located Near Florida State University

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THE NAUMANN GROUP REAL ESTATE, INC
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COMMERCIAL DIVISION

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PROPERTY DESCRIPTION

Bulk sale opportunity for multi-family redevelopment project located 1 block away from Florida State University's Doak Campbell Stadium.

PROPERTY HIGHLIGHTS

- University Transition Zoning
- Three Existing Buildings
- Warehouse Building Includes 4 Loading Bays
- Located at the Corner of Jackson Bluff Rd and Eppes St
- Previously Permitted for 49 Units/196 Bedrooms, 7,000 sq ft of Retail Space, and 7,000 sq ft of Office Space

Permit has since expired

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Sale Price: | Calling for Offers |
| Building Size: | 22,425 Combined SF |
| Total Land Size: | .96 AC |

| PROPERTY | TYPE | SIZE | YEAR BUILT |
|-----------------------|------------|-----------|------------|
| 1309 Jackson Bluff Rd | Retail | 2,710 SF | 1954 |
| 1311 Jackson Bluff Rd | Industrial | 3,025 SF | 1954 |
| 818 Eppes St | Industrial | 2,965 SF | 1957 |
| 860 Eppes St | Retail | 13,725 SF | 1965 |

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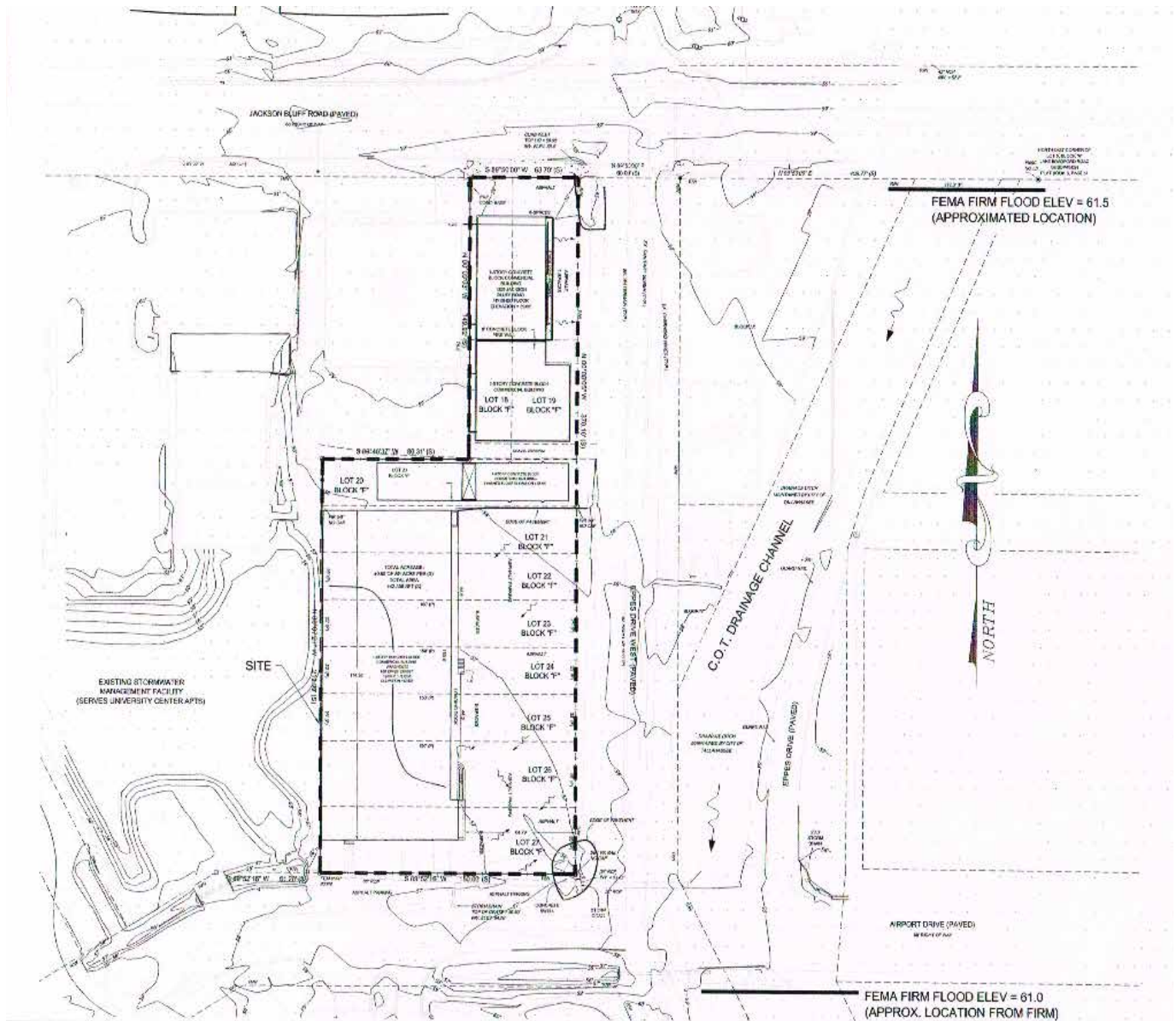
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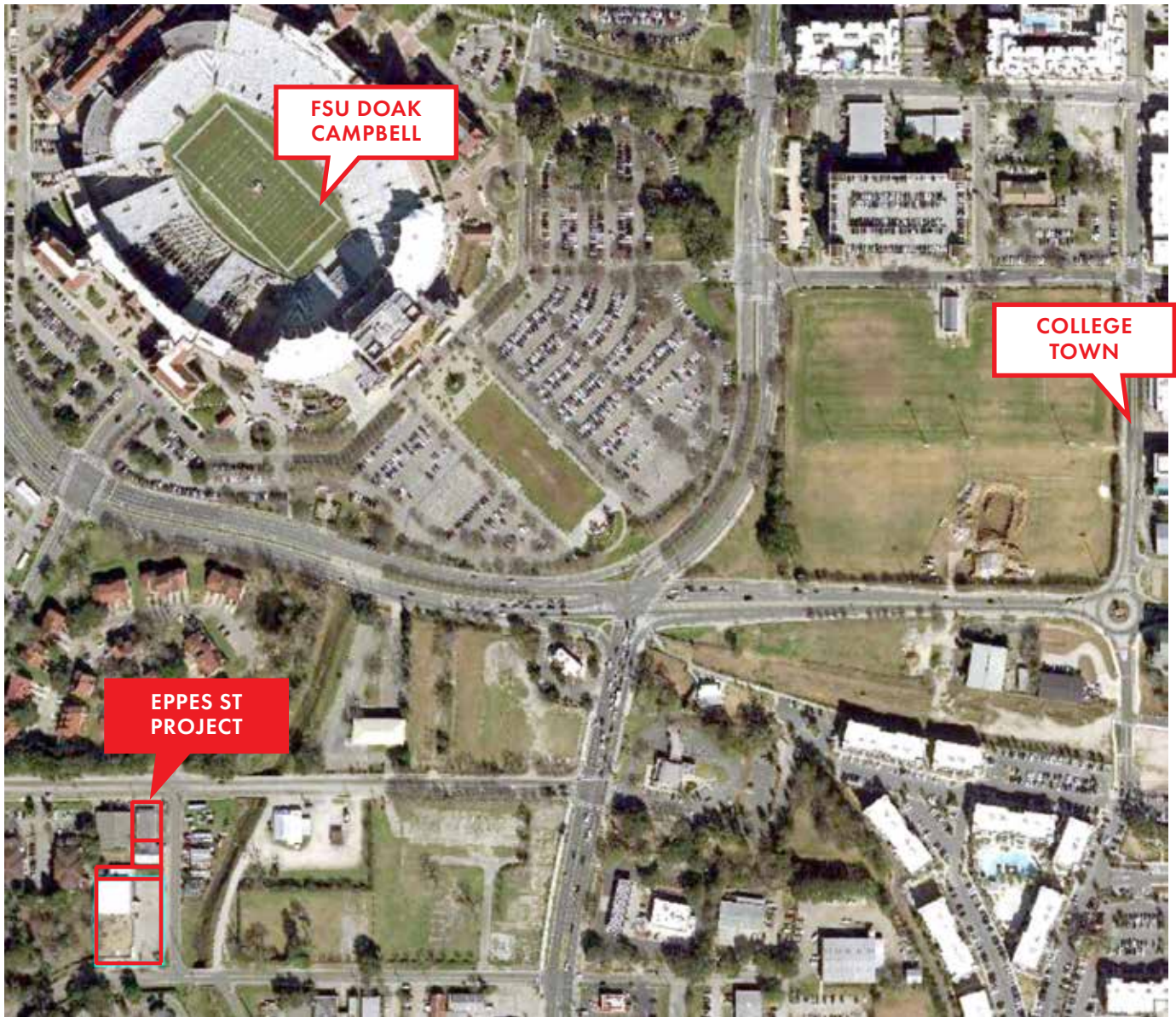
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PREVIOUSLY PERMITTED SITE PLAN

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