

2717 RIVERSIDE AVENUE
JACKSONVILLE, FLORIDA 32205

FOR SALE: ~~\$2,995,000~~
6,447 SQ FT VACANT OFFICE
NEWLY RENOVATED HISTORIC PROPERTY

PRICE REDUCED
\$2,695,000

VIEW
VIDEO
WALK
THRU



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NAI Hallmark, as exclusive advisor, is privileged to present a unique opportunity to acquire 2717 Riverside Avenue, Jacksonville, Florida 32205 (the "Property"). The Property has been meticulously restored to retain its historic charm, while offering all of the modern amenities of a state of the art office property. The Property consists of two buildings including a 5,611 SF main building, and a back building which is 836 SF containing a garage and a second story office or storage space.

PROPERTY SUMMARY

Address	2717 Riverside Avenue Jacksonville, Florida 32205
List Price	\$2,695,000
Duval County Parcel #	065337 0000
Zoning	CRO
Year Built/Renovated	1924/2019
Size	6,447 SF
Main Building	5,611 SF
Back Building	836 SF
Lot Size	.29 Acres
Parking	10 spaces (on-street public parking also available)

PROPERTY HIGHLIGHTS

WELL LOCATED IN POPULAR JACKSONVILLE SUBMARKET

The property is located in the Riverside submarket of Jacksonville, offering countless amenities including some of the best dining options in Jacksonville, many city parks, shops, and more. The Property also lies just a couple of miles West of Downtown Jacksonville and nearby affluent residential communities.

NEWLY RENOVATED HISTORIC PROPERTY

Originally built in 1924, the Property was renovated in 2019 in immaculate fashion in order to retain the historic value of the building yet offer all of the modern technologies and amenities any business could want in their office with high end, custom finishes throughout the building. Some of the highlights of the renovations include:

- High end oak, pine, ceramic, stone, and marble flooring throughout the building.
- Wi-Fi enabled, programmable thermostats
- Motion detected lighting throughout
- 950 lb capacity elevator servicing the first two stories of the main building
- Top of the line security system
- ADA compliance





PROPERTY DETAILS

Zoning	CRO
HVAC	Trane Ultra high efficiency variable speed condensers/air handlers with programmable wi-fi enabled thermostats
Roof	GAF Sienna Premium Lifetime asphalt shingles
Exterior	Hand cut blue ribbon machine split pressure treated western red cedar shingles
Insulation	Attic coated with spray foam insulation and an encapsulated crawlspace with 20 ml vapor barrier and 160 pint dehumidifier
Electrical	400 Amp service with transient voltage surge suppression, M/C electrical wiring throughout, recessed LED lighting with motion detectors and dimmers
Plumbing	PVC drain lines, sanitary sewer service and water service with two stage water filtration system – PEX water piping throughout
Flooring	Premium flooring throughout (oak strip plank, heart long leaf pine strip plank, Bentley carpet tiles, custom ceramic tile, stone and marble), custom cabinetry and Subzero/Frigidaire appliances
Elevator	LEV by Thyssenkrupp 950 lb. capacity servicing two stories of the primary building
Additional Details	Dedicated server/telephone equipment room, CAT 6 cabling throughout, fire alarm, security system, access control including front and rear cameras

BIRD'S EYE AERIAL

DOWNTOWN
JACKSONVILLE

ST JOHNS RIVER

RIVERSIDE MARKET SQUARE



Publix PAPA JOHN'S FIREHOUSE SUBS
EINSTEIN BROS BAGELS STARBUCKS COFFEE



ST. VINCENT'S
MEDICAL CENTER
Riverside

KING STREET

2717 RIVERSIDE
AVENUE

RIVERSIDE AVENUE



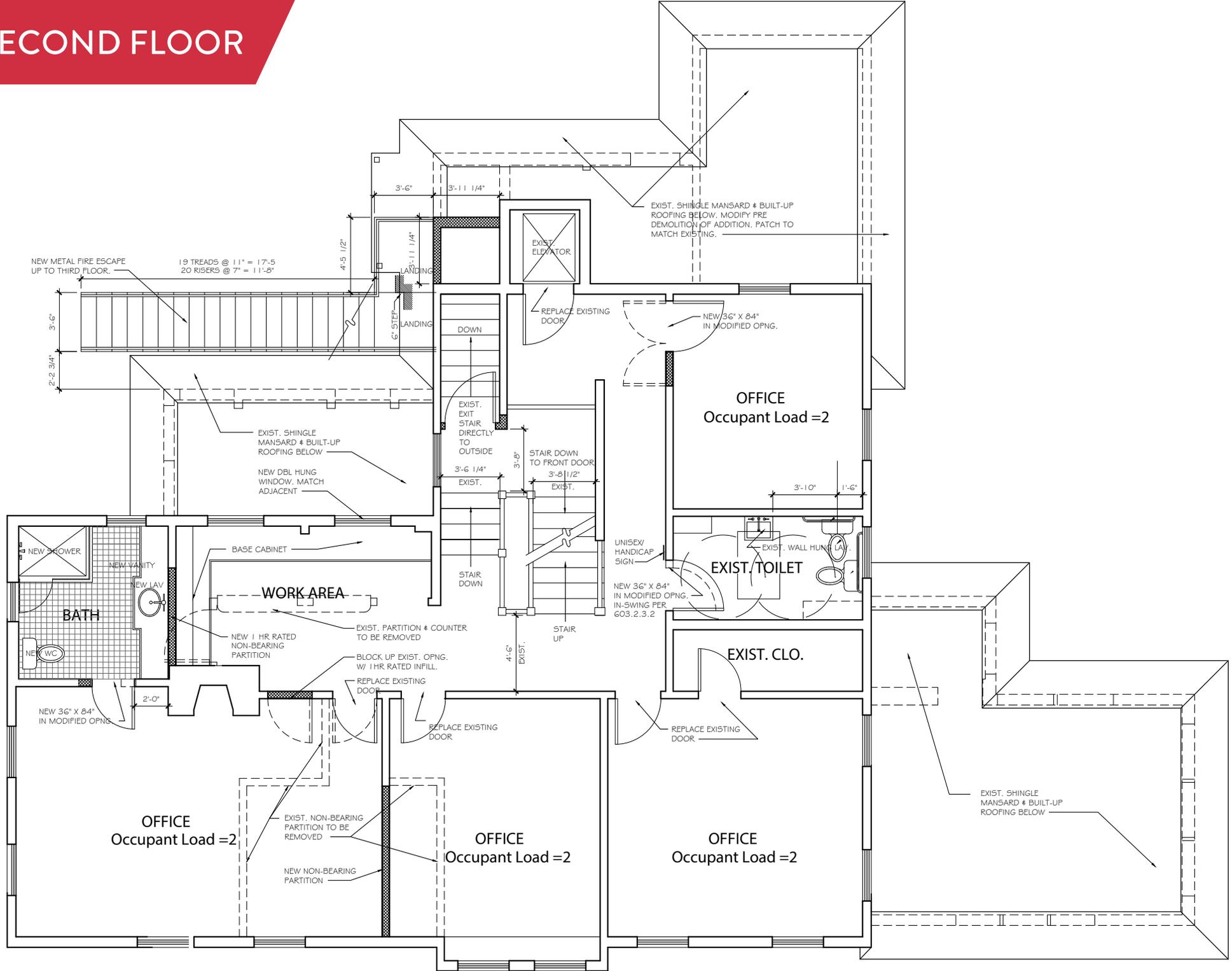
AERIAL



RIVERSIDE AVENUE



SECOND FLOOR



INTERIOR PICTURES



INTERIOR PICTURES



NEARBY AMENITIES



2717 RIVERSIDE AVE

 HAWKERS

 SMOOTHIE KING
Smoothies With A Purpose*

 VyStar

 CUMMER MUSEUM
ART | GARDENS | EDUCATION

 RIVER & POST
RESTAURANT | ROOFTOP LOUNGE

 EINSTEIN BROS
BAGELS

 FIREHOUSE
SUBS

 Carolina Jan

 Publix

 PAPA JOHN'S


 ST. VINCENT'S
MEDICAL CENTER
Riverside



 EUROPEAN
STREET CAFE