

CORNER LOT FOR SALE CASSAT AVENUE

5003 PARK STREET
JACKSONVILLE, FL 32205

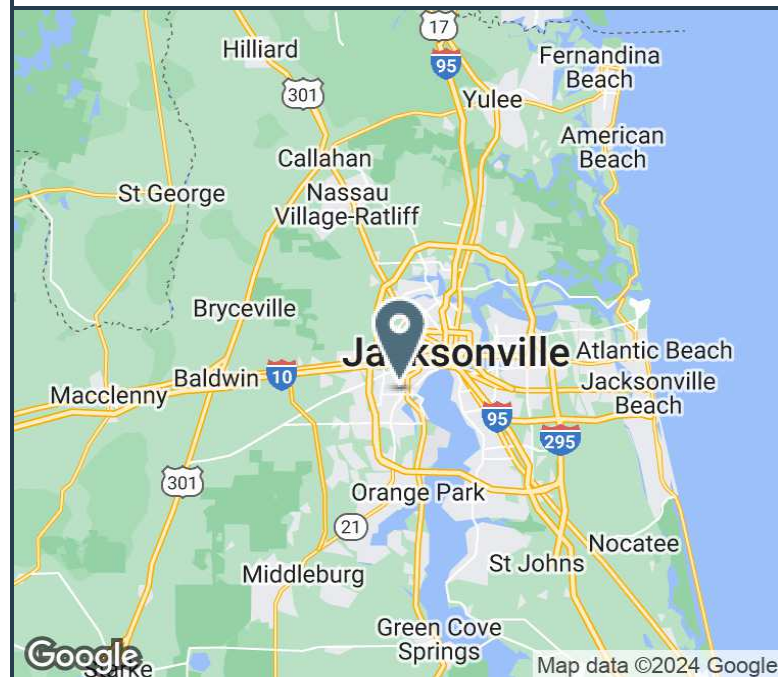


RETAIL PROPERTY FOR SALE

- Two (2) Buildings - Total SF: 8,663 SF
- Office (Finance Department): 3,131 SF
- Warehouse (Service Department): 5,532 SF
- 1.05 Acres with +/-90 Car Capacity
- Mechanics station with one (1) hydraulic car lift
- Year Built: 1981 - 1983
- Prime Location along the Cassatt Avenue Automotive Corridor adjacent to Nimnicht Chevrolet, Duval Ford, Westside Hyundai and many more.
- Proximity to Naval Air Station Jacksonville (NAS Jax)
- Corner lot on a signalized intersection with a AADT of over 21,000 (traffic count)
- CCG-2 Zoning (one lot CCG-1)
- 17 Years of Auto Dealer Operating History

SALES PRICE - REAL ESTATE

\$1,699,000



ALEX EVANS
Broker / Owner

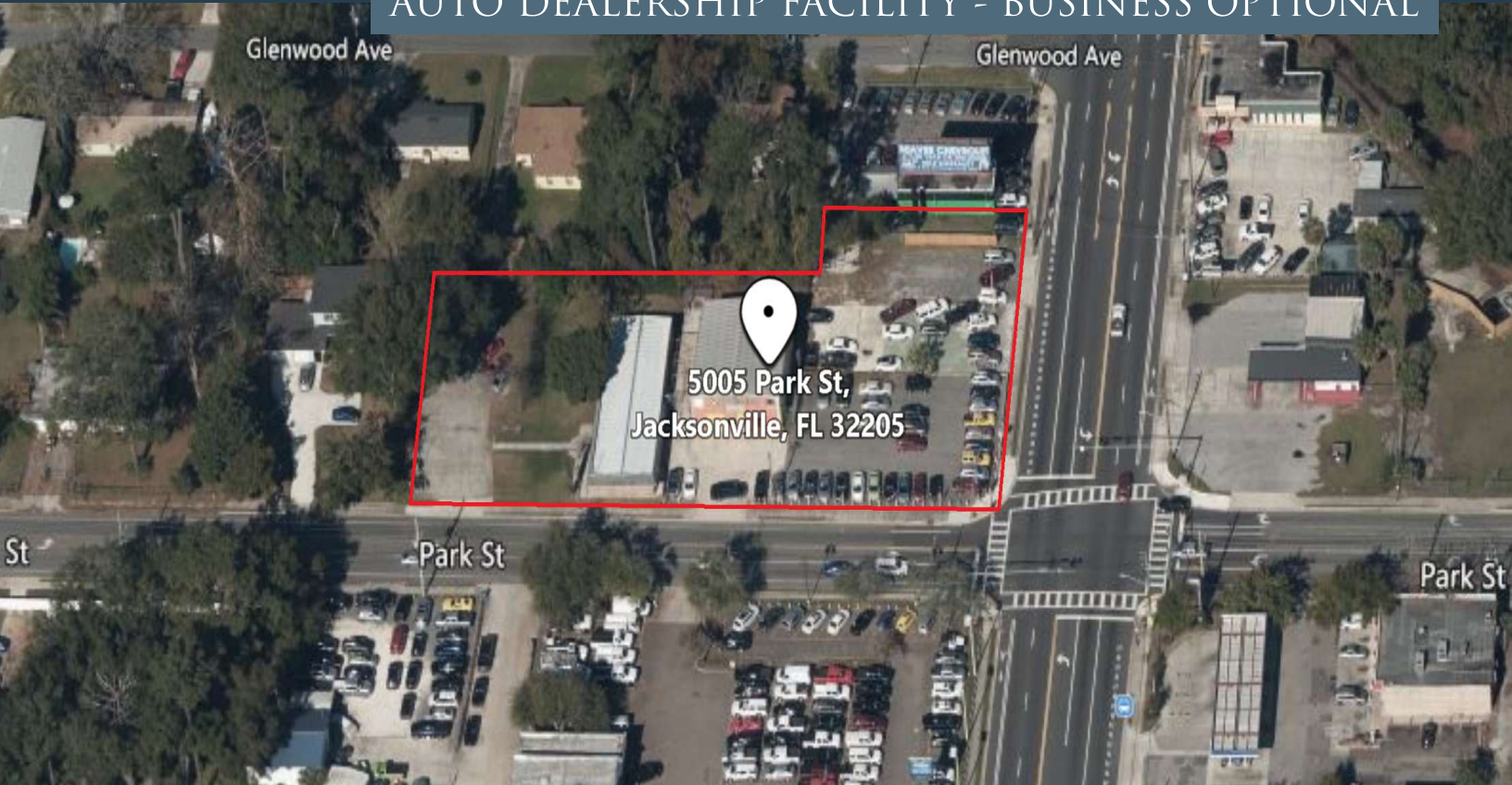
Phone | 904.210.9878
Email | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.

PROPERTY SUMMARY

AUTO DEALERSHIP FACILITY - BUSINESS OPTIONAL



PROPERTY DESCRIPTION

This property is located at the intersection of Cassat Avenue and Park Street, at the North Gate of the Westside Automotive Corridor. FirstSun Auto Center (FAC) is a turn-key used car dealership with increased sales volume year after year, averaging close to \$3MM annually. FAC is located approximately 1.5 miles from I-95 and 4.5 miles from the I-10 / I-95 interchange. Cassat Avenue is a major commercial and automotive corridor. The entrance to the FAC is at a four-way signalized intersection (Cassat & Park) which marks the start of several major car dealers. Major dealers include Chevrolet, Ford, Hyundai, Nissan, and multiple other use car dealers. The facility totals ±8,663 square foot total inclusive of a finance offices, service, and parts departments. The building construction is concrete, steel and modular metal construction. The site can park +/- 90 vehicles.

LOCATION DESCRIPTION

Originally established by the 1920s with its main commercial center at San Juan Avenue and Blanding Boulevard dating back to at least 1906, Lake Shore is immediately south of Murray Hill, Riverside and Avondale, Fishweir Creek, and is bound by the Cedar River (called Cedar Creek by locals) to the west and south. Inland from the Ortega historic district and McGirt's Creek to the east, the community consists of historic homes both inland and along the waterfront, a cluster of Spanish Colonial estate homes, as well as many postwar frame, brick, and stucco bungalows.

4 PROPERTIES / PARCEL NUMBERS:

5012 Cassat Avenue - RE# 067144 0000
5005 Park Street - RE# 067135 0000
5013 Park Street - RE# 067148 0000
5013 Park Street - RE# 067134 0000

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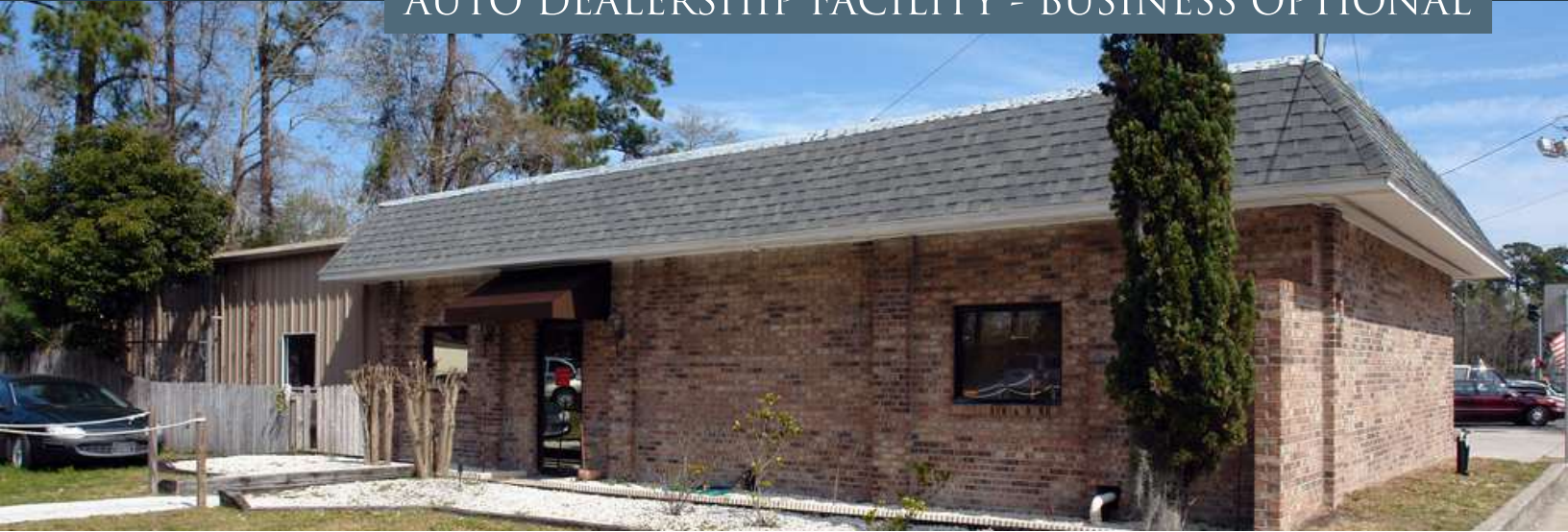
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PHOTOS

AUTO DEALERSHIP FACILITY - BUSINESS OPTIONAL



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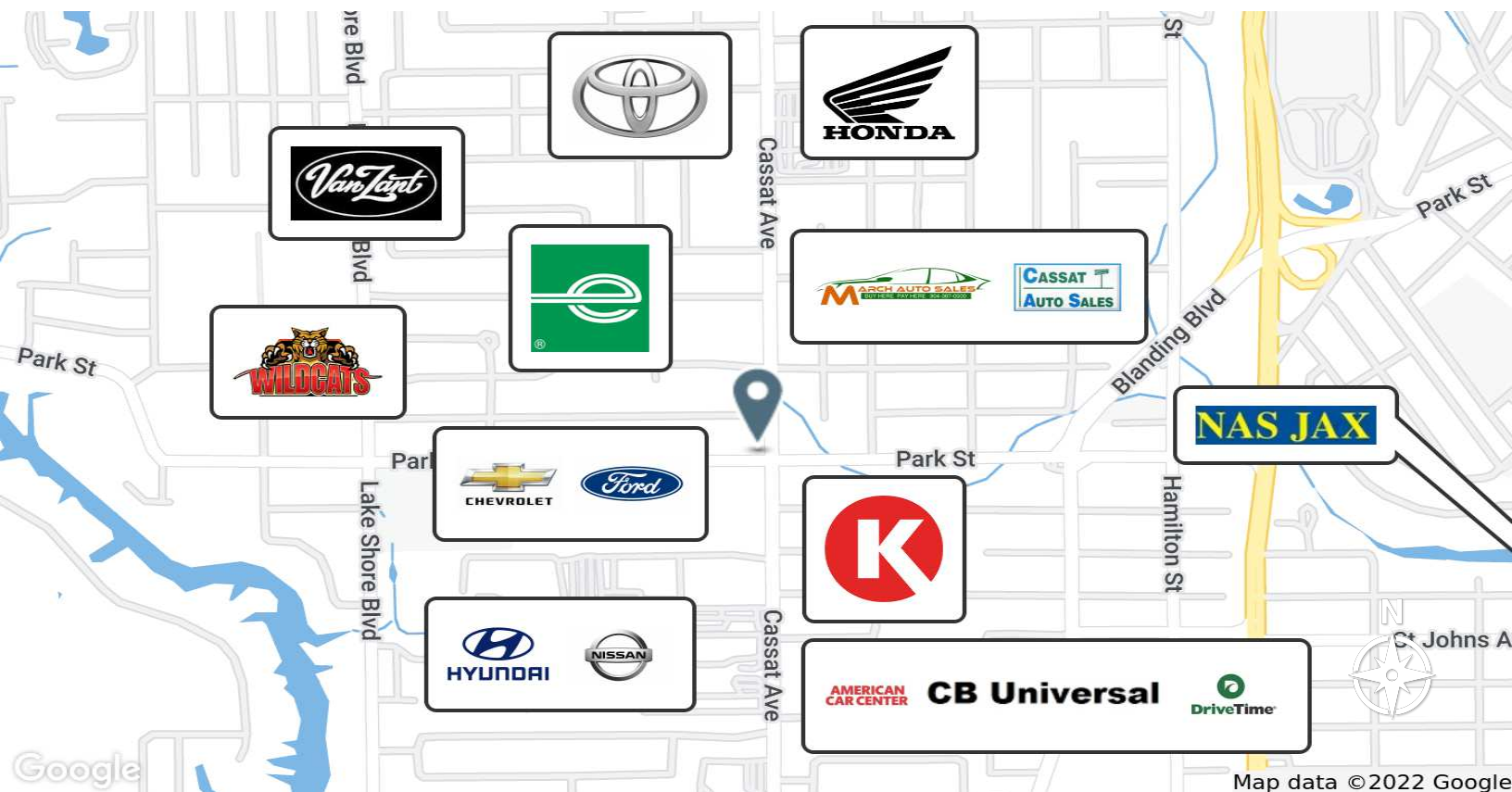
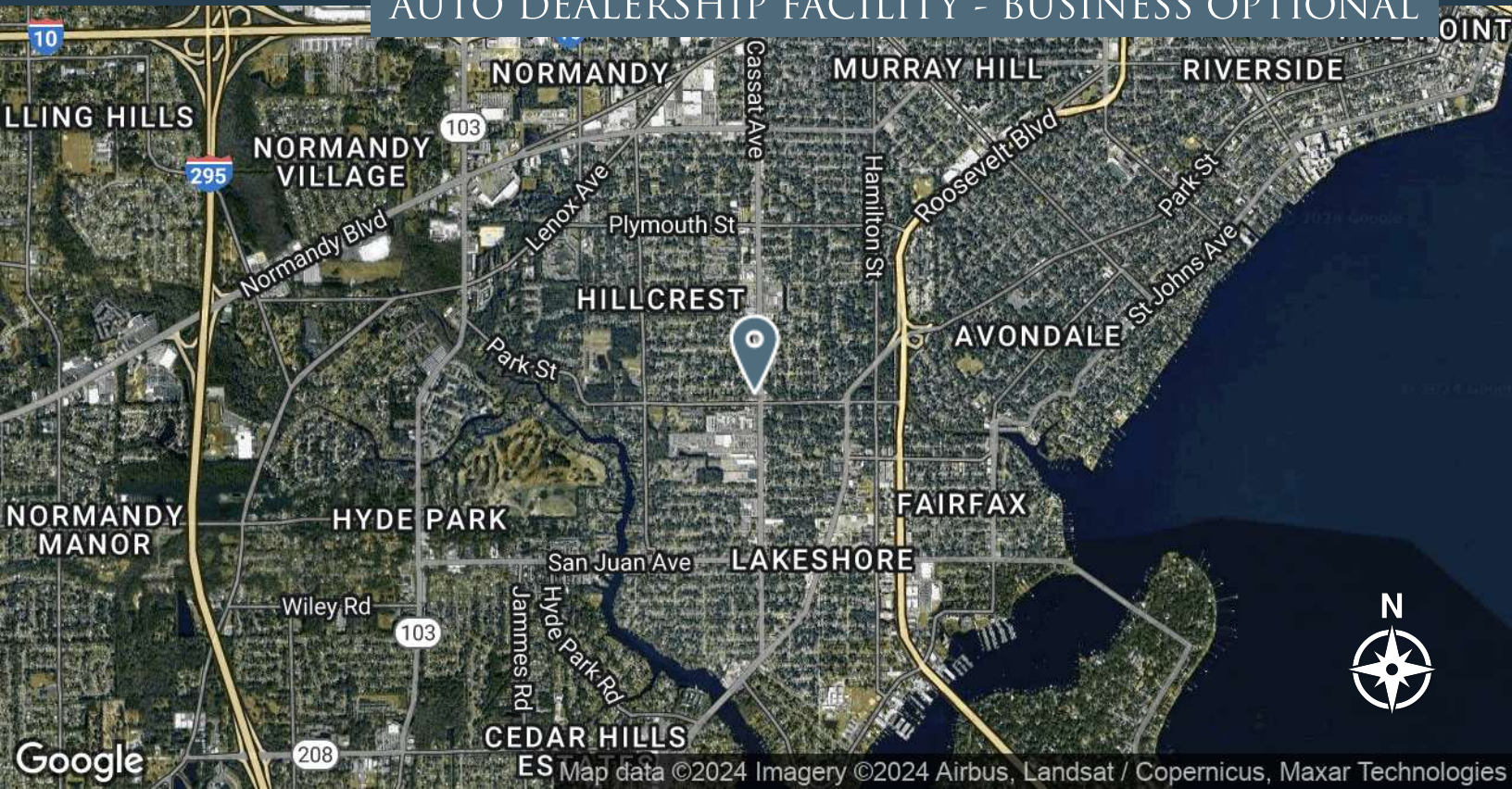
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EVANS COMMERCIAL
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LOCAL & RETAIL MAP

AUTO DEALERSHIP FACILITY - BUSINESS OPTIONAL



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BUSINESS DETAILS

AUTO DEALERSHIP FOR SALE

- **Asking Price:** \$1,000,000
- **Ave Annual Net Cash Flow:** \$300,000
- **Gross Revenue:** \$2,675,000
- **FF&E:** \$50,000
- **Inventory:** 50 units avg
- **Established Year:** 1998
- **# of Employees:** 4
- **Approximate Inventory Value:** \$470,000
- **Real Estate (Package Deal Only):**
- **Dealership Property:** \$1,699,000 - **Business:** \$1,000,000 - **River House (optional):** \$1,250,000 - **Total: \$3,949,000**
- **Reason for Selling:** Retirement
- **List of Included Assets:** Current inventory for sale (separate)
Accounts Receivable for sale (separate)

Unique opportunity to acquire a turn-key lifestyle in beautiful Jacksonville Florida. Purchase a profitable auto dealership with growth opportunity, the real estate and a stunning home located on the St Johns River (deep water private dock). This dealership has been serving the auto industry in Jacksonville Florida for over 2 decades; great books and records will prove all income and expenses. Vehicles ready for sale are NOT included in the asking price but can be made available.

From our stunning sprawling waterways and magnificent landscapes to our renowned sunny weather and diverse neighborhoods, it's easy to see why you would want to "teeing off" into a new quality lifestyle. Jacksonville, FL, is one of the country's top 25 best places to live according to U.S. News & Real Estate.

INTERESTED BUYERS MUST SUBMIT PROOF OF FUNDS AND COMPLETE AN NDA BEFORE ANY ADDITIONAL INFORMATION IS RELEASED DETAILED INFORMATION. SORRY, NO EXCEPTIONS.



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RIVER HOUSE

AUTO DEALERSHIP FACILITY - BUSINESS OPTIONAL



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