

RARE JAX BEACH DOUBLE-UNIT COMMERCIAL CONDO

1401 PENMAN ROAD, UNITS E & F

JACKSONVILLE BEACH, FL 32250

APPROX. 2,000 SF | TWO COMBINED UNITS | OWNER-USER OPPORTUNITY



A LARGER FLEXIBLE FOOTPRINT IN TIGHT BEACHES MARKET

Two commercial condominium units combined into one professionally improved space, 2x the size of the center's typical single-unit 1,000sf configuration. The open layout, natural light, finished reception area and support spaces offer a versatile platform for an owner-user seeking a permanent Jacksonville Beach location.

RARE SCALE

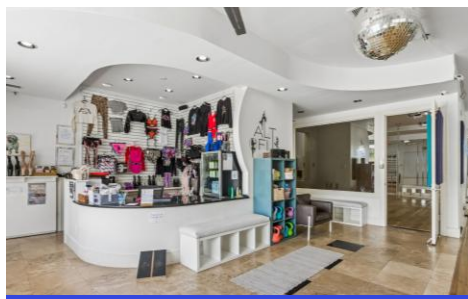
Combined double-unit configuration with approximately 2,000 SF.

FLEXIBLE BUILDOUT

Open studio areas, reception, two baths, and storage.

LOW MAINTENANCE

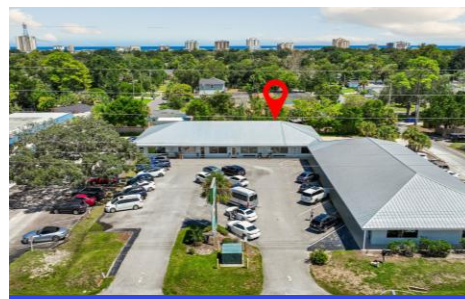
Association-managed common elements with reserves contemplated for major exterior items.



FINISHED RECEPTION



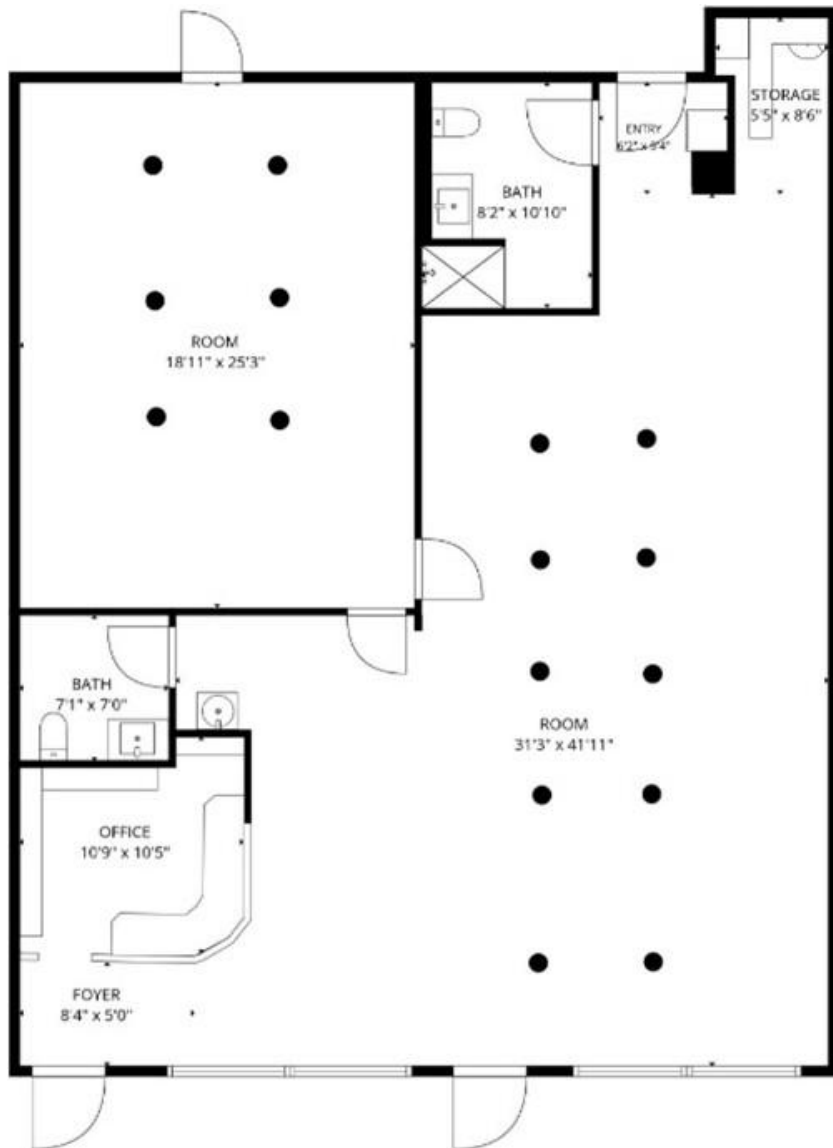
EXPANSIVE STUDIO



VISIBLE PENMAN ROAD LOCATION

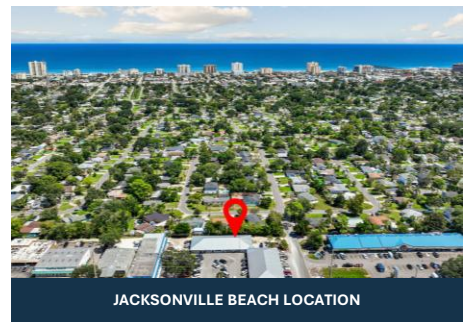
FLEXIBLE TWO-UNIT LAYOUT

1401 Penman Road, Units E & F | Jacksonville Beach



PROPERTY HIGHLIGHTS

- Two combined commercial condominium units
- Large open rooms suited to adaptable commercial use
- Dedicated and finished reception/foyer
- Two restrooms, including one with shower
- Laundry connections and storage area
- Storefront glass, natural light and multiple entrances
- Monument signage and ample shared parking
- Association maintains common elements for easy commercial ownership



IDEAL OWNER-USER SPACE

Potential uses include wellness, studio, professional services, creative office, showroom and specialty retail, subject to zoning and condominium restrictions.

Floor plan measurements are approximate. Buyer should independently verify square footage, dimensions, condition, permitted uses, association responsibilities and all other material facts.

PAGE 2 OF 2