

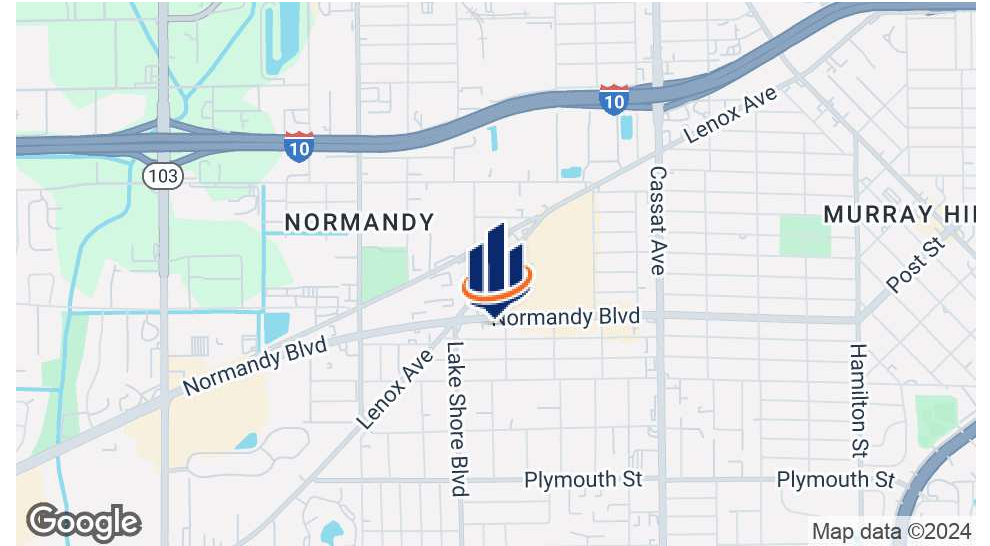
VALUE ADD PROPERTY FOR SALE

5318 NORMANDY BLVD
JACKSONVILLE, FL 32205

Joseph D. "Chip" Sistare III
O: 904.421.8546
csistare@svn.com

Colin Nicholson III, CCIM
O: 904.281.1990
cnicholson@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	3
Lot Size:	0.52 Acres
Building Size:	11,886 SF

PROPERTY DESCRIPTION

SVN First Coast Commercial is pleased to offer this property at 5318 Normandy Blvd, Jacksonville, FL. This vacant 11,886 SF, 3-unit office building, built in 1957, is strategically located on Jacksonville's Westside. Zoned CCG-2, this property offers versatile potential for office and commercial use. With its layout it presents an unique value adopportunity to transform into lucrative office space.

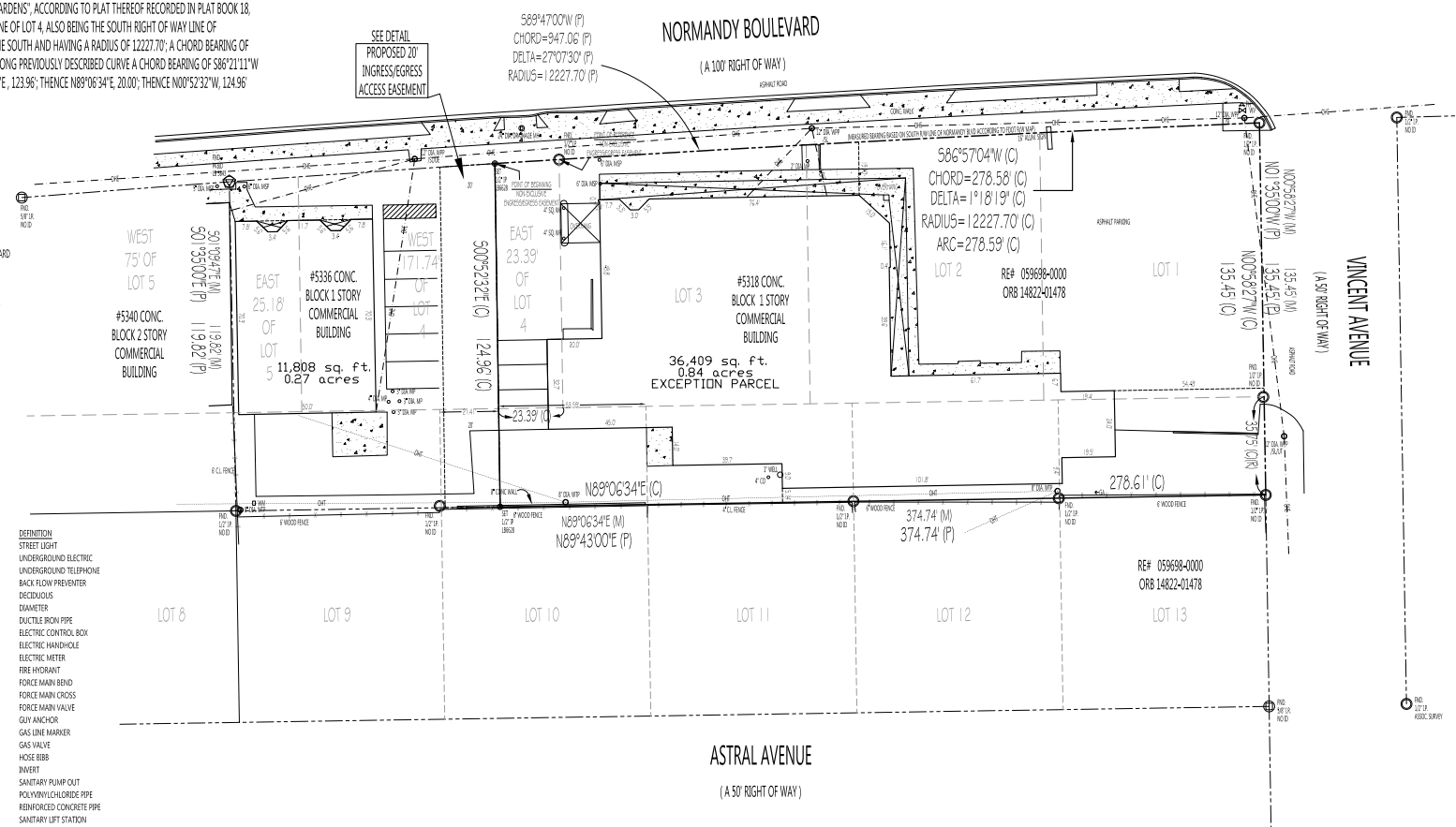
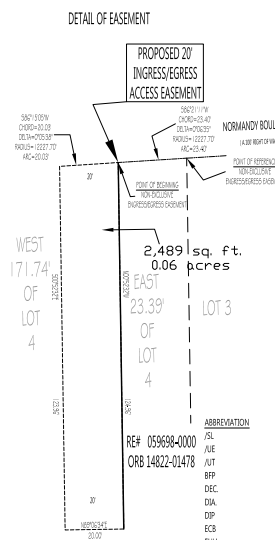
PROPERTY HIGHLIGHTS

- - 11,886 SF office building
- - 3 units for versatile use
- - Zoned CCG-2 for commercial flexibility
- - Located in prime Jacksonville area
- - Ideal for office or commercial use
- - Spacious layout for customization

(EXCEPTION PARCEL):
 LOTS 1, 2, 3 AND THE EAST 23.39 FEET OF LOT 4; TOGETHER WITH THE NORTH 35.75 FEET OF LOTS 11, 12, 13 AND EAST 53.59 FEET OF THE NORTH 35.75 FEET OF LOT 10 OF BLOCK 4, "ROOSEVELT GARDENS", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 99-99A, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE INGRESS/EGRESS ACCESS EASEMENT DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF LOT 4 OF BLOCK 4, "ROOSEVELT GARDENS", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 99-99A, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA. THENCE ALONG THE NORTH LINE OF LOT 4, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD (A 100' RIGHT OF WAY), CONTINUE ALONG A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12227.70'; A CHORD BEARING OF S86°21'11"W AND CHORD DISTANCE OF 23.40'; TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG PREVIOUSLY DESCRIBED CURVE A CHORD BEARING OF S86°21'11"W AND A CHORD DISTANCE OF 20.03'; THENCE DEPARTING SAID RIGHT OF WAY A BEARING OF S00°52'32"E, 123.96'; THENCE N89°06'34"E, 20.00'; THENCE N00°52'32"W, 124.96' BACK TO THE POINT OF BEGINNING.



- GENERAL NOTES**
- THIS MAP IS A BOUNDARY SURVEY.
 - THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
 - UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
 - THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
 - UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
 - THE RELATIVE LINEAR DISTANCE ACCORDING TO THIS SURVEY EXCEEDS 110,000.
 - ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
 - THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG, IF ANY.
 - ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
 - THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.
 - NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SURVEY PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
 - NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THIS FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND WHEREBY OBTAINING ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

ABBREVIATION	DEFINITION
JSL	STREET LIGHT
AUE	UNDERGROUND ELECTRIC
AUT	UNDERGROUND TELEPHONE
BFP	BACK FLOW PREVENTER
BDC	BIODICULOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ECB	ELECTRIC CONTROL BOX
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
FM	TREE HYDRANT
FM BEND	FORCE MAIN BEND
FM CROSS	FORCE MAIN CROSS
FMV	FORCE MAIN VALVE
GA	GUY ANCHOR
GLM	GAS LINE MARKER
GV	GAS VALVE
HB	HOSE BIBB
INV	INVERT
PO	SANITARY PUMP OUT
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SANITARY IS	SANITARY LIFT STATION
SANITARY MH	SANITARY MANHOLE
SQ	SQUARE
THH	TELEPHONE HANDHOLE
TBR	TELEPHONE RISER BOX
VP	VENT PIPE
WF	WIRE FABRIC
WL TEE	WATER LINE TEE
WM	WATER METER
WPP	WOOD POWER POLE
WV	WATER VALVE
WVV	WATER VALVE VAULT
W	FOUND CONCRETE MONUMENT

AMENDED MARCH 18, 2024 TO ADJUST BOUNDARY AND EASEMENT

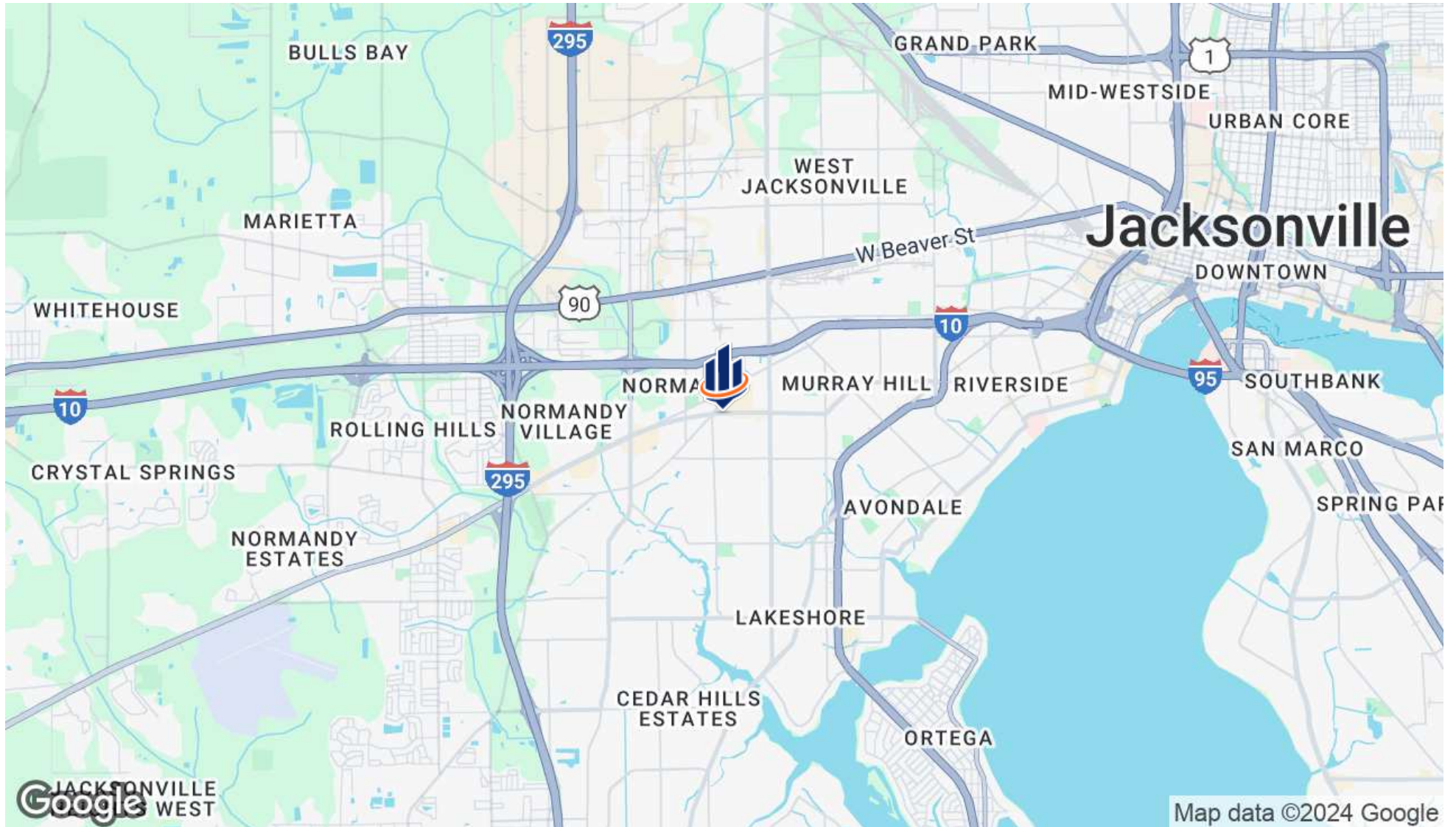
CHARLES BASSETT & ASSOCIATES, INC.
 SURVEYORS - MAPPERS - LAND PLANNERS
 P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 214-141, F.S., ADMINISTRATIVE CODE (SUBJECT TO SECTION 472.02, FLORIDA STATUTES)

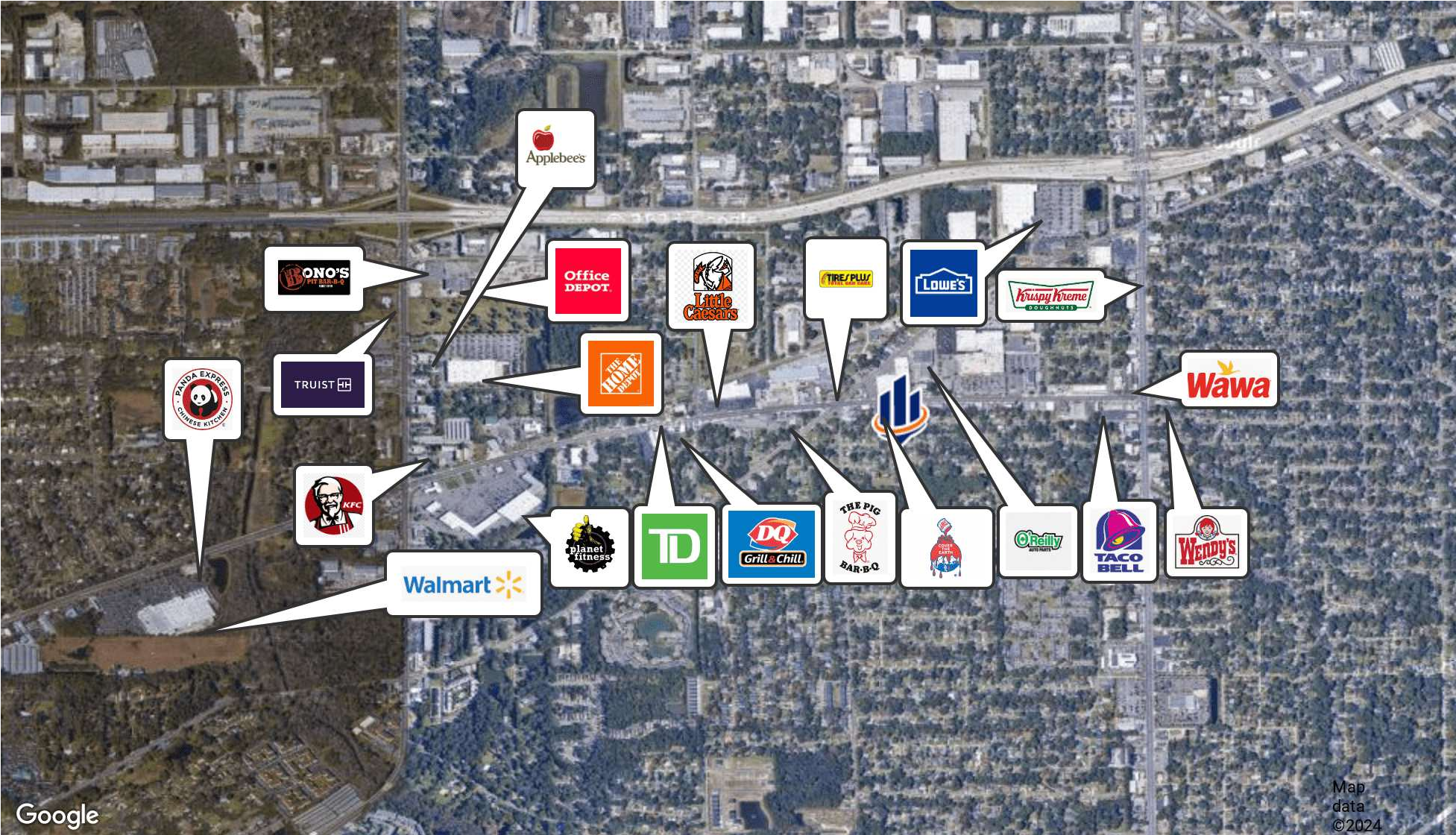
Charles Bassett
 CHARLES E. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 8871

SURVEYED MARCH 1, 2024 LICENSED BUSINESS NUMBER 8638

Regional Location Map



Retailer Map <1 Mile



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report

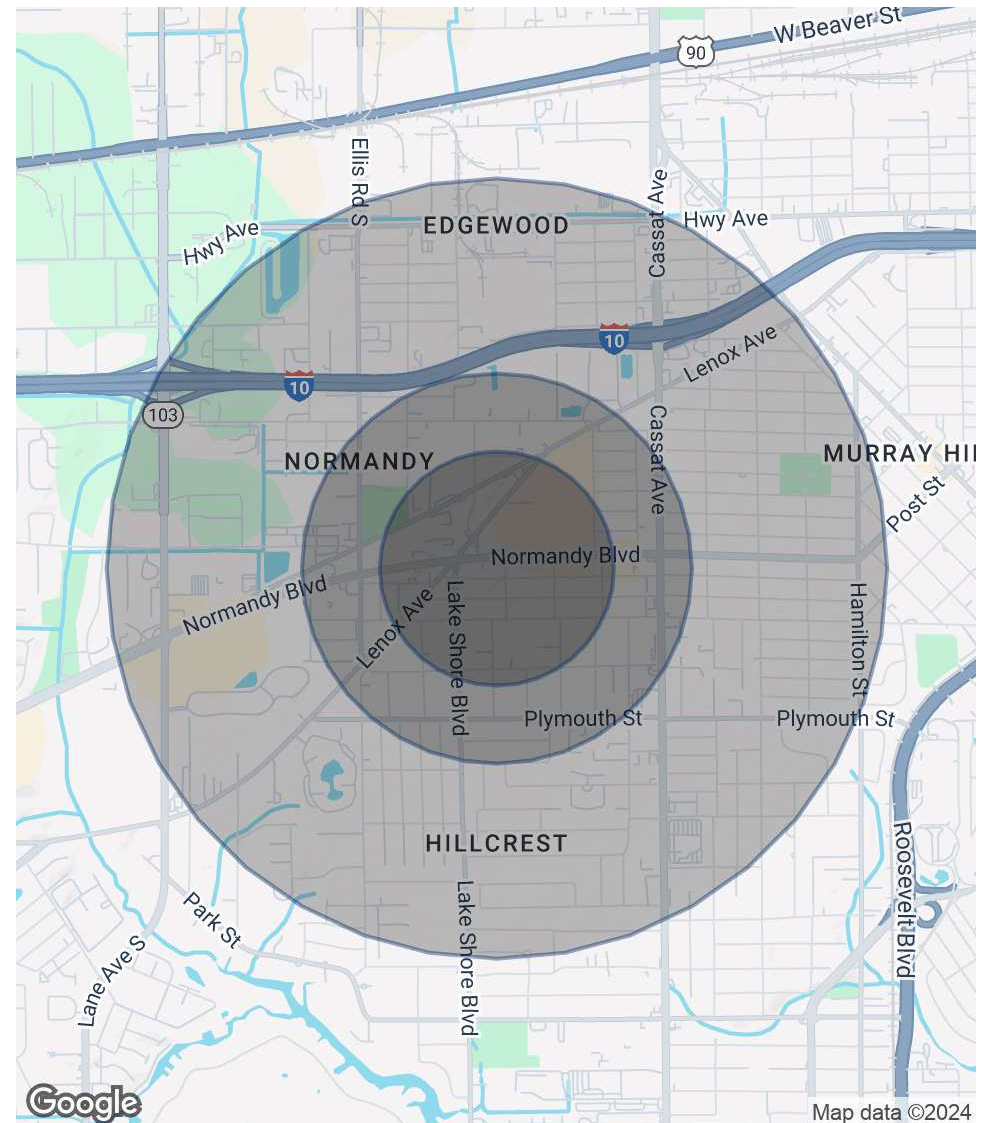
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	700	2,499	10,547
Average Age	40	38	38
Average Age (Male)	39	38	37
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	1,056	4,542
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$69,815	\$63,740	\$64,043
Average House Value	\$153,955	\$162,709	\$197,434

Demographics data derived from AlphaMap



About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.