

MAYPORT VILLAGE MIXED USE - FOR SALE

4707 OCEAN ST
JACKSONVILLE, FL 32233

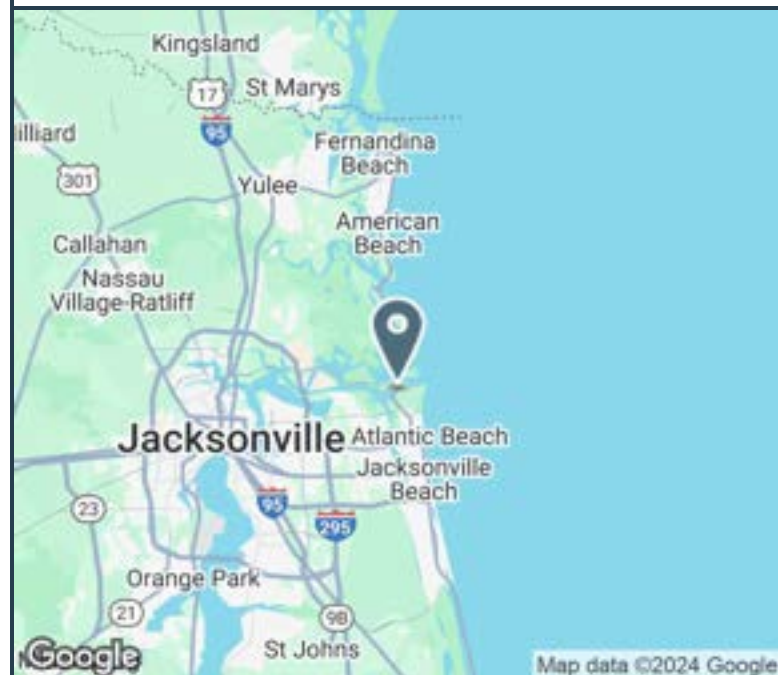


MAYPORT VILLAGE MIXED USE

- 2,572 SF, newly constructed, free-standing, two story mix-use building
- 1st floor Office/Retail/Etc. Fully permitted ready for tenant buildout
- 2nd floor is a turn-key apartment
- Zoning: CCG-1-M
- 50' of frontage on A1A
- Covered parking garage and storage
- Panoramic views of the St. Johns River

SALE PRICE

\$799,000



ALEX EVANS
Broker / Owner

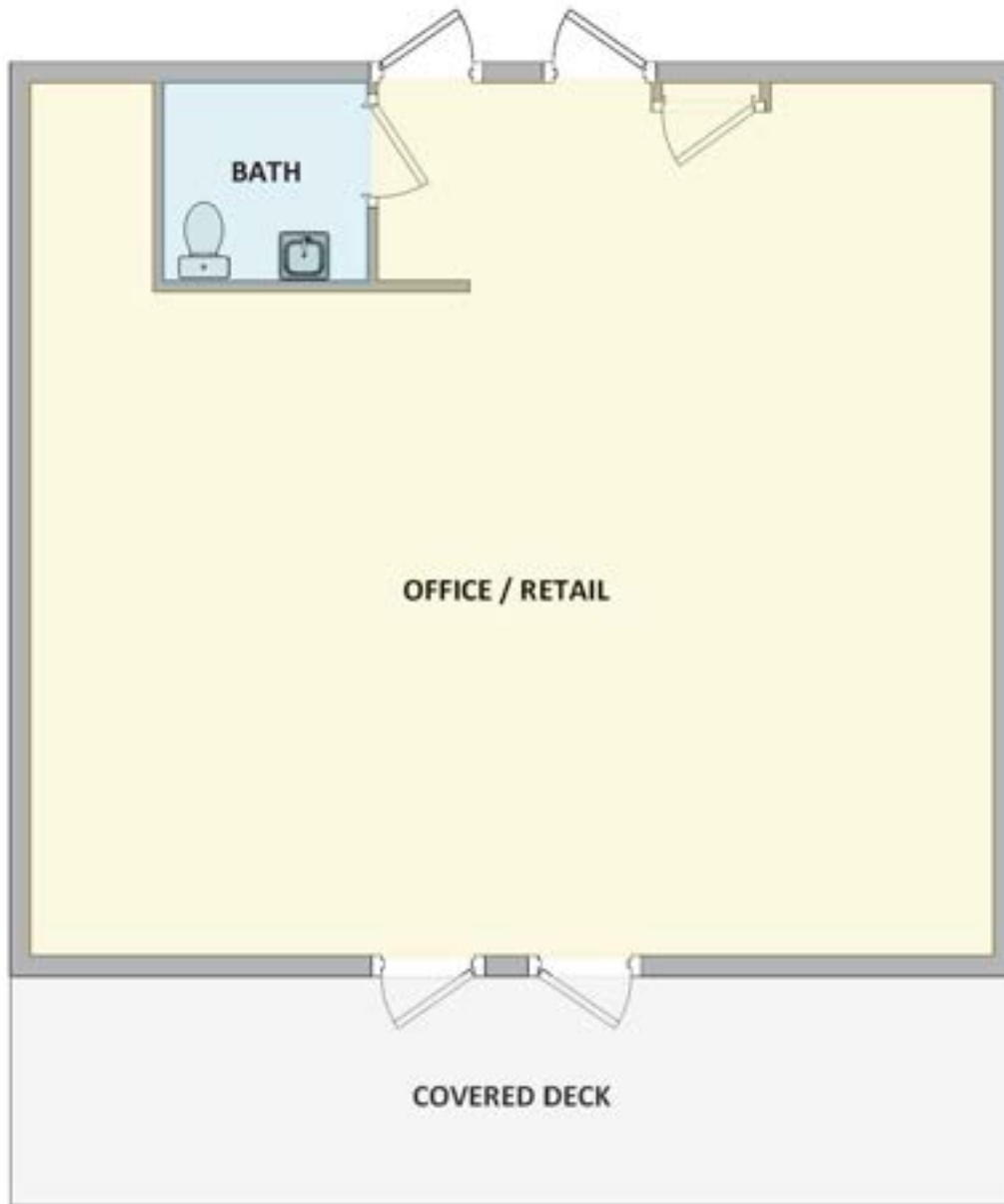
Phone | 904.210.9878
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EVANS COMMERCIAL
PROPERTIES, INC.

1ST FLOOR CONCEPT PLAN

MAYPORT VILLAGE MIX USE



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2ND FLOOR PLAN

MAYPORT VILLAGE MIX USE



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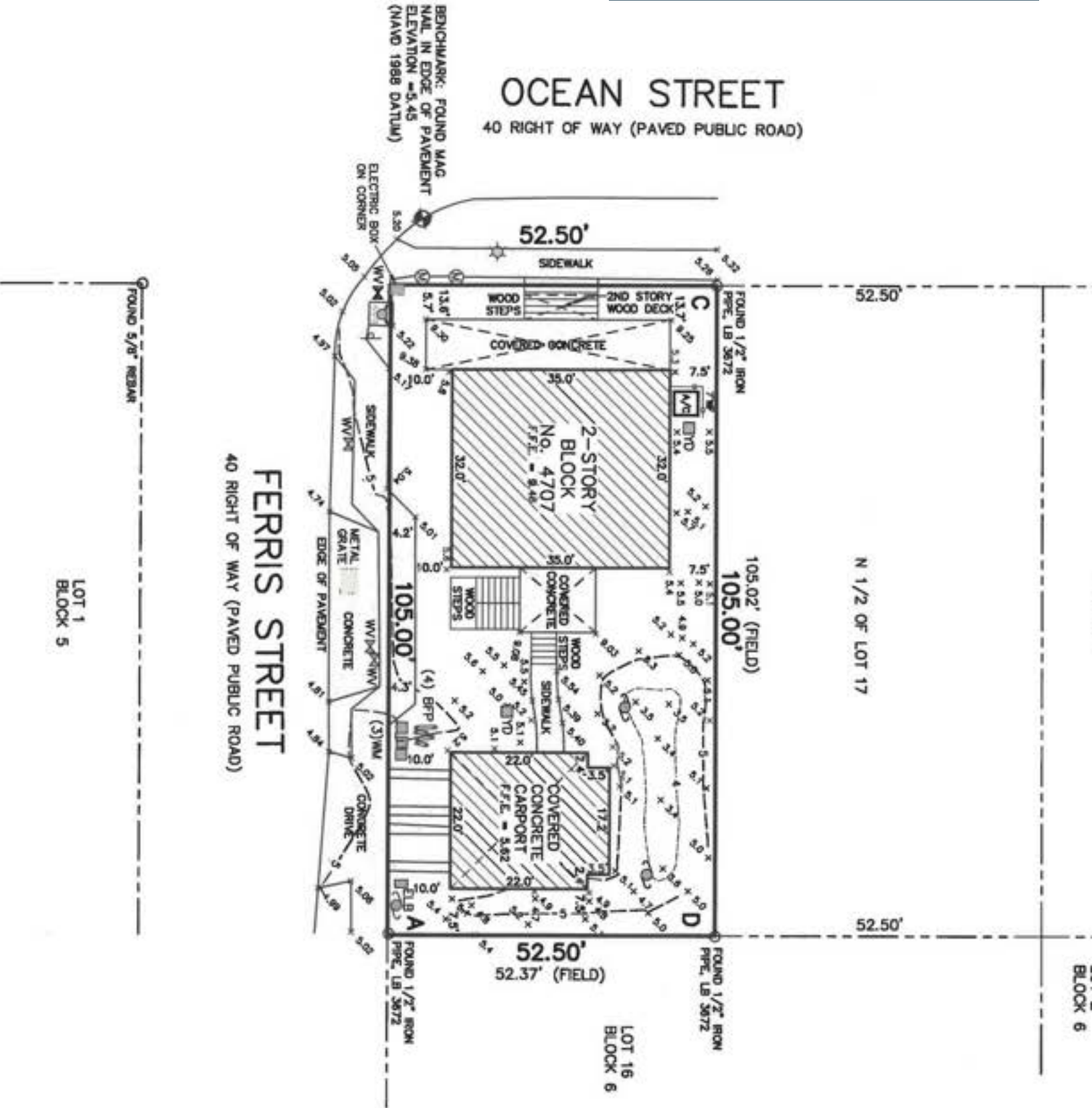
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SITE PLAN

MAYPORT VILLAGE MIX USE



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EVANS COMMERCIAL
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PROPERTY PHOTOS

MAYPORT VILLAGE MIX USE



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SUMMARY

MAYPORT VILLAGE MIX USE



CONSTRUCTION DETAILS

- Impact glass vinyl double hung windows
- Oak wood floors throughout
- Concrete block and 2x6 construction
- Engineered for 150mph winds
- James Hardie cement board siding
- Spray foam attic insulation
- GE appliances
- Custom wood trim details
- Moen plumbing fixtures
- Trane HVAC system
- Insulated interior walls

PROPERTY DESCRIPTION

This beautiful newly constructed 2-story mix-use building is located in the heart of Mayport Village and situated across from the new Mayport Waterfront Park, Osearch Mayport, Singletons, Mayport Ferry Terminal and several future development sites. It's a corner lot zoned CCG-1-M and has approximately 50' of frontage on Ocean St. The first floor is 1,120 SF (dark shell condition) zoned for commercial use and designed to accommodate a single tenant or be subdivided into two smaller units. Permitting is completed and pre-approved. The second floor is a 1,452 SF residential apartment, in turn key condition, with a progressive and efficient layout offering views of the St. Johns River, surrounding sights and amenities.

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MAYPORT RE-IMAGINED

MAYPORT VILLAGE MIX USE



MAYPORT WATERFRONT PARTNERSHIP - VISION FOR THE FUTURE

Infrastructure improvements are integral to driving development interest and inspiring investor confidence. Enhanced on-street parking and wider sidewalks can boost local commerce by facilitating access, while effective stormwater management systems protect the community and can provide on-site treatment and attenuation to support new development. Creating public gathering spaces not only enriches community life, but also fosters a vibrant locale enticing to developers. Lastly, the East Coast Greenway enhancements present a unique blend of recreational and ecological appeal, positioning Mayport as an attractive, sustainable development opportunity.

CLICK OR COPY/PASTE LINKS BELOW:

MAYPORT ACTION PLAN LINK:

<https://storymaps.arcgis.com/stories/134e70fcf57d4dbbb6554a7fe92039e9>

MAYPORT WATERFRONT PARTNERSHIP LINK:

<https://mayportwaterfrontpartnership.com/>



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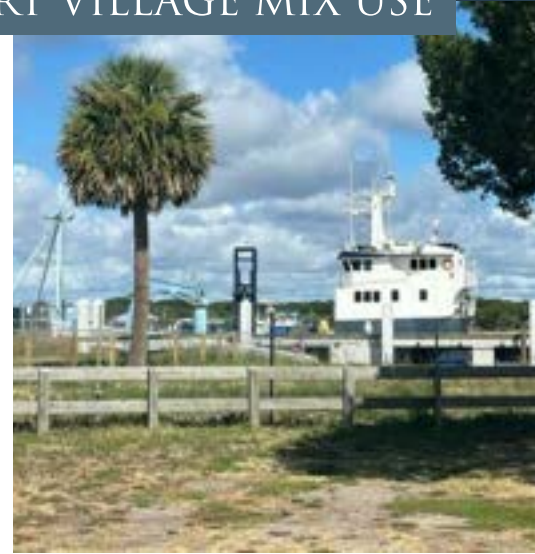
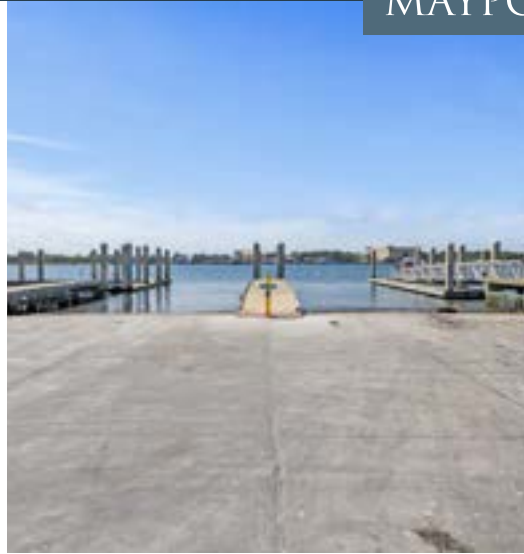
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AMENITY PHOTOS

MAYPORT VILLAGE MIX USE



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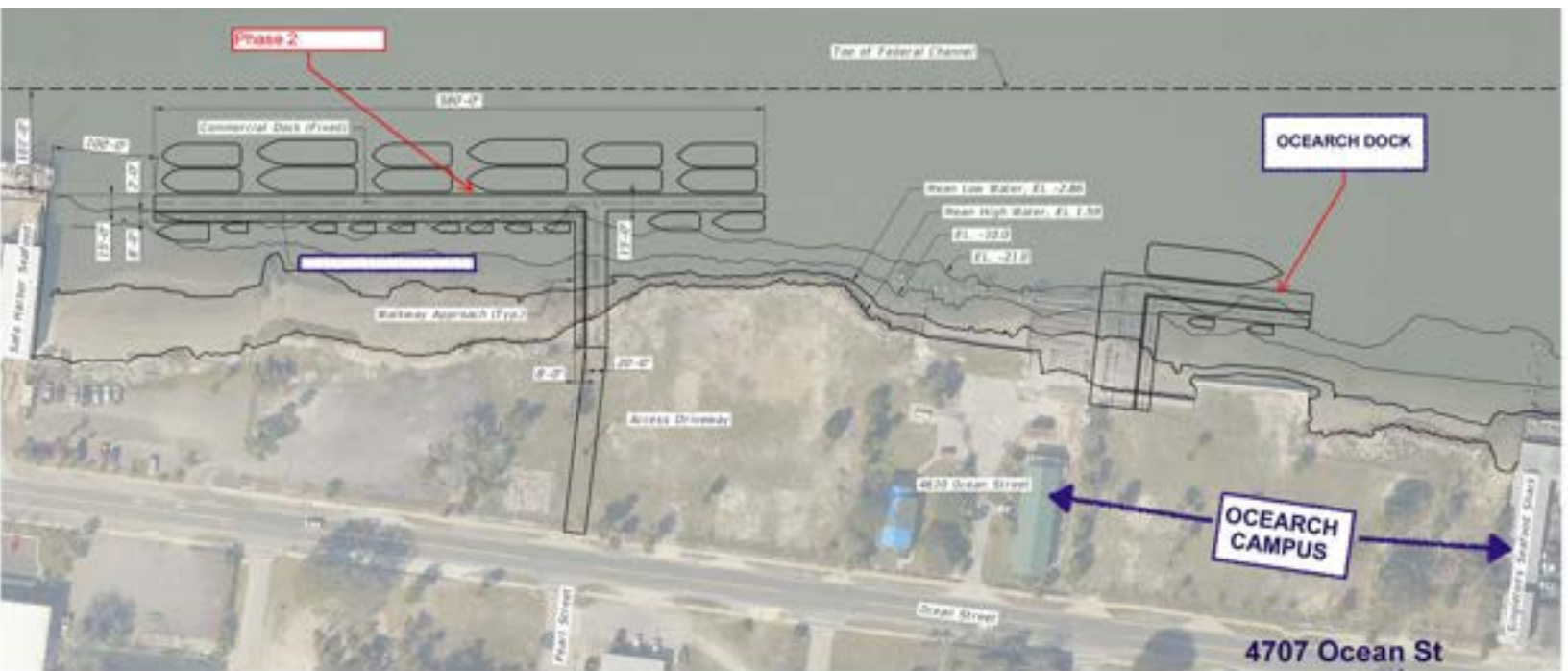
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NEW PARK & DOCKS

MAYPORT VILLAGE MIX USE



NOTES:
1. Sufficient depth for research and commercial vessels is taken as 4L - 21.0'



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