

BUSINESS

BUSINESS SALE INCLUDING REAL ESTATE PORTFOLIO



HIGHLIGHTS

- Business: \$1,250,000
- Dealership Property: \$2,000,000
- River House (optional): \$1,250,000
- Total: \$4,500,000
- 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
- Reason for Selling: Retirement
- List of Included Assets: 1) Current inventory for sale (separate) & 2) Accounts Receivable for sale (separate)

OFFERING

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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EVANS COMMERCIAL
PROPERTIES, INC.

DEALERSHIP PROPERTY

BUSINESS SALE INCLUDING REAL ESTATE PORTFOLIO



HIGHLIGHTS

- Price: \$2,000,000
- Total SF: 8,663 SF
- Office (Finance Department): 3,131 SF
- Warehouse (Service Department): 5,532 SF
- 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)
- 1.05 Acres & 2 buildings (8,663 SF) with +/-90 Car Capacity
- CCG-2 Zoning (one lot CCG-1)
- 17 Years of Auto Dealer Operating History

OFFERING

Address: 1512 Cassat Ave., Jacksonville, FL 32205 (4 Lots)

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.

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RIVER HOUSE

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HIGHLIGHTS

- River House (optional): \$1,250,000
- Hecksher Drive
- 3,800 SF
- 4 Bedroom 2 & 1/2 Bath
- Family Room
- Great Room
- Bar & Game Room
- Deep Water Access - Boat Dock
- Expansive Pool & Deck
- 25 minute commute to dealership

OFFERING

DEEP WATER w/Spectacular Views, Full Dock w/ Boat Slip. In Ground Pool and additional room for a Jet Ski, Golf Cart, etc. Watch the boats pass by or the dolphins playing from multiple spacious rooms or your large back yard. Water Views from most rooms, large foyer, open and split floor plan, soaring ceilings and beautiful detail. Trey ceilings, recessed lighting, and many upgrades.

FURTHER DETAILS PROVIDED UPON REQUEST

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PHOTOS

AUTO DEALERSHIP FACILITY



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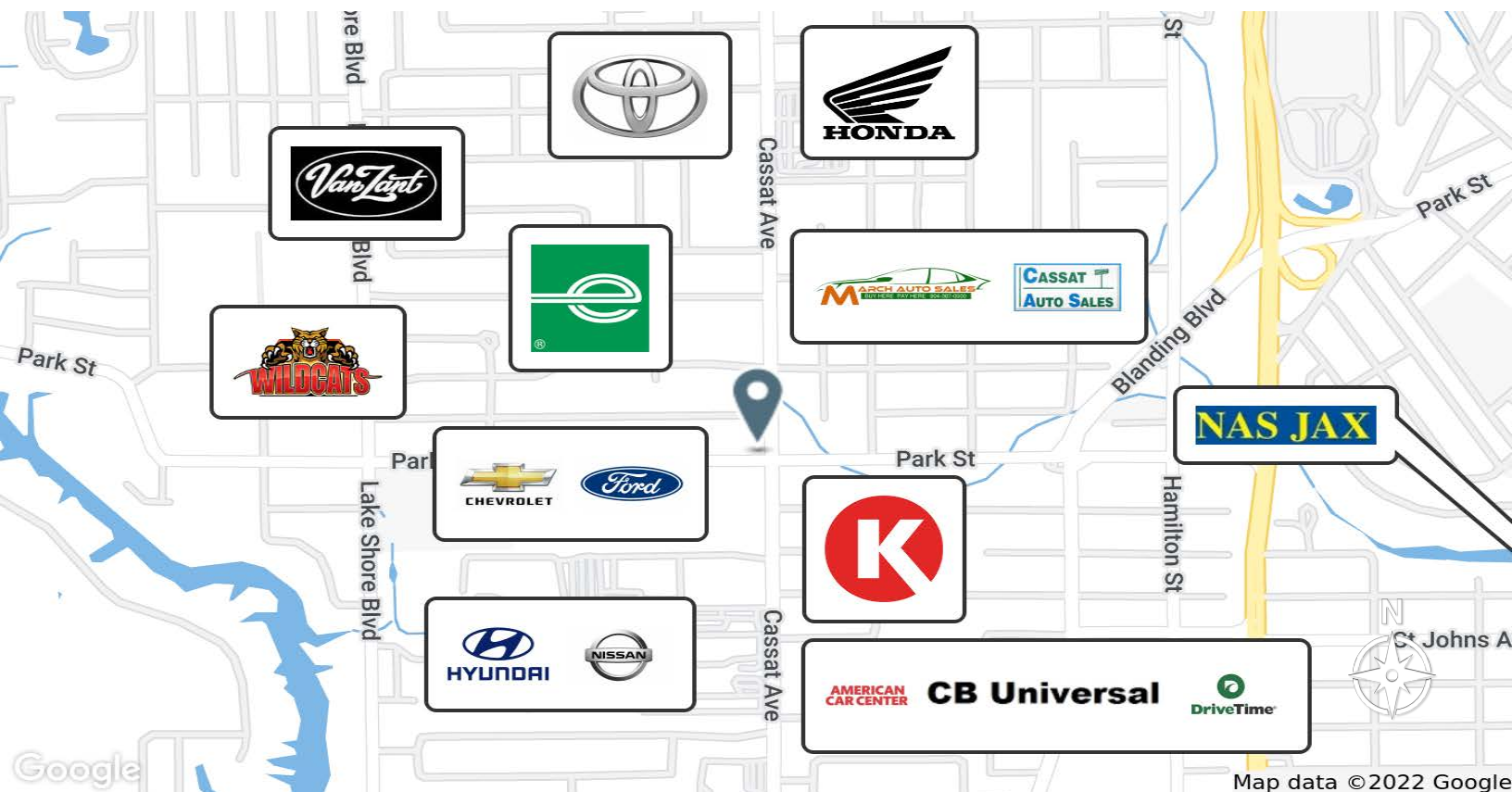
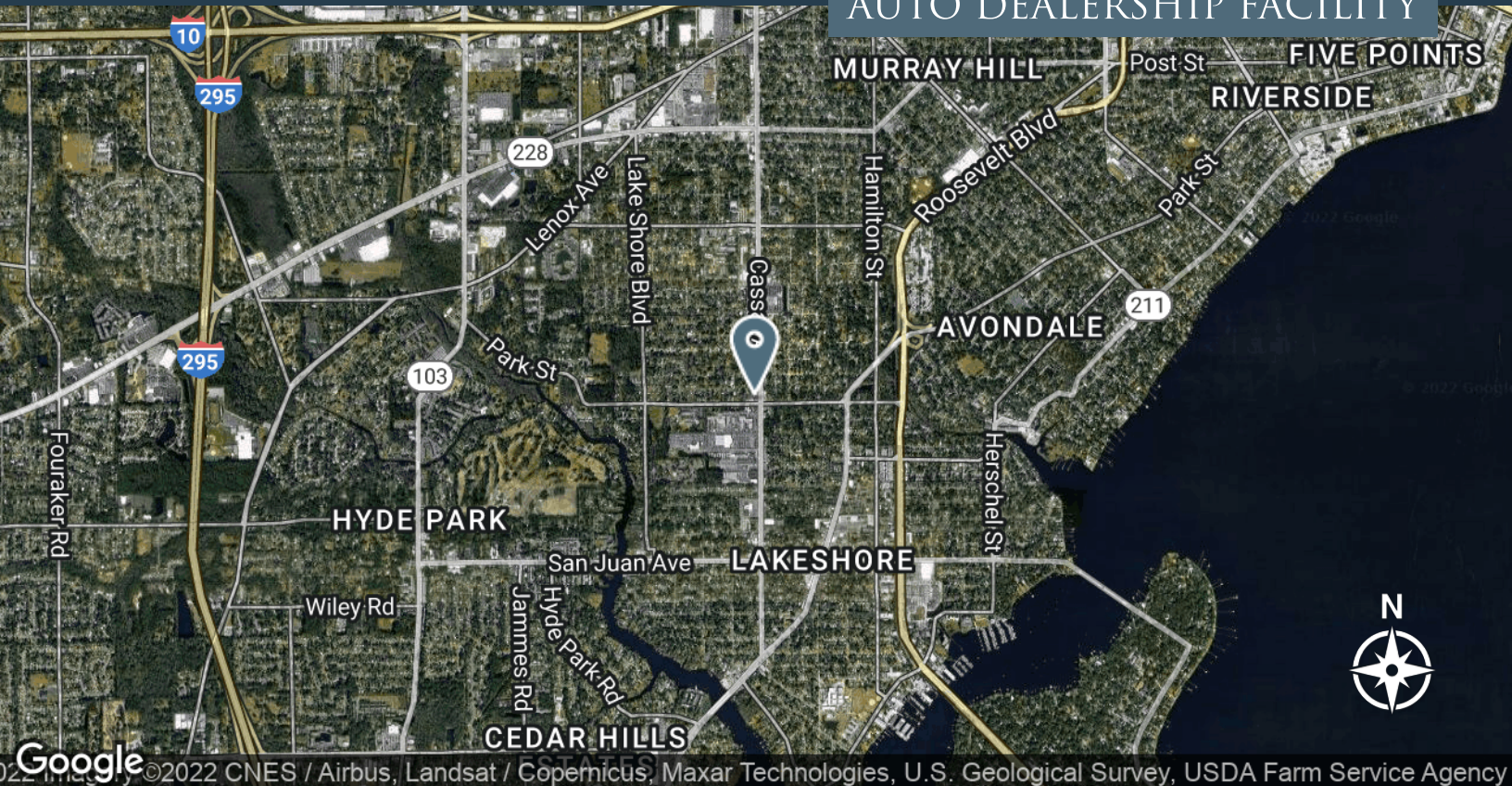


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PROPERTIES, INC.

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LOCAL & RETAIL MAP

AUTO DEALERSHIP FACILITY



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