

MAYPORT VILLAGE BUILDING

4607 OCEAN STREET
JACKSONVILLE , FL 32233

MIX-USE BUILDING FOR SALE

- 2,572 SF, newly constructed, free-standing, two story mix-use building.
- 2nd floor residential suite will be delivered turn-key and 1st floor (Office/Retail) includes a \$30K TI allowance.
- Zoning: CCG-1-M
- 50' of frontage on A1A (optional 100')
- Covered parking garage and storage.
- Expansive decks and panoramic views of the St. Johns River.

PRICE

\$1,250,000



ALEX EVANS
Broker / Owner

Phone | 904.210.9878
Email | alex@creprojax.com



EVANS COMMERCIAL
PROPERTIES, INC.

FLOOR PLANS

MAYPORT VILLAGE BUILDING



Dimensions are approximate, buyer is responsible to verify all.



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PHOTOS

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PROPERTY SUMMARY

MAYPORT VILLAGE BUILDING



PROPERTY DESCRIPTION

This beautiful newly constructed 2-story mix-use building is located in the heart of Mayport Village and situated across from Oearch Mayport, Mayport Waterfront Park, the Mayport Ferry Terminal and several future development sites. Corner lot zoned CCG-1-M and has approximately 50' of frontage on Ocean St (optional 100'). Second floor is a 1,452 SF residential unit with a progressive and efficient layout offering amazing views of the St. Johns River, surrounding sights and amenities. 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.

LOCATION DESCRIPTION

Mayport Village is defined by its perimeter with the Naval Base along the Southern and Eastern edges, U.S. Coast Guard Station to the Western edge and the St. Johns River to the Northern Edge. It is located at the mouth of the St. Johns River about 25 miles east of Jacksonville, Florida. It is part of the Jacksonville Beaches communities. Mayport is accessed by State Road A1A, which crosses the St. Johns via River Boat Ferry to Fort George Island.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	3
Lot Size:	0.12 Acres
Building Size:	2,572 SF

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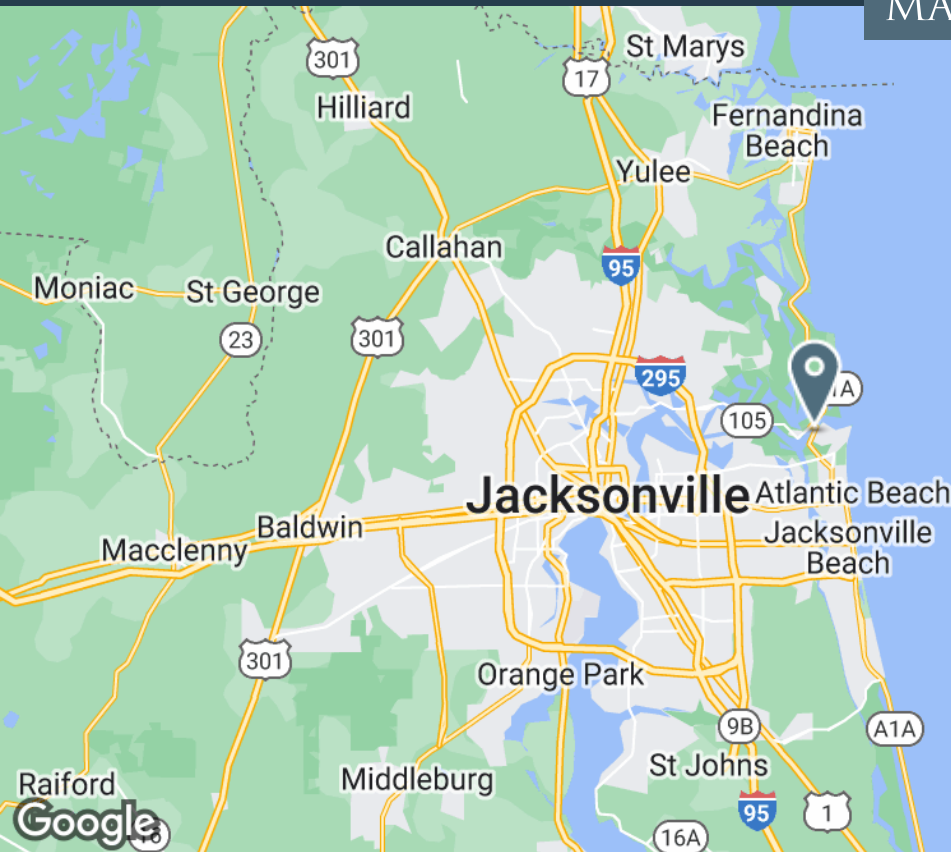
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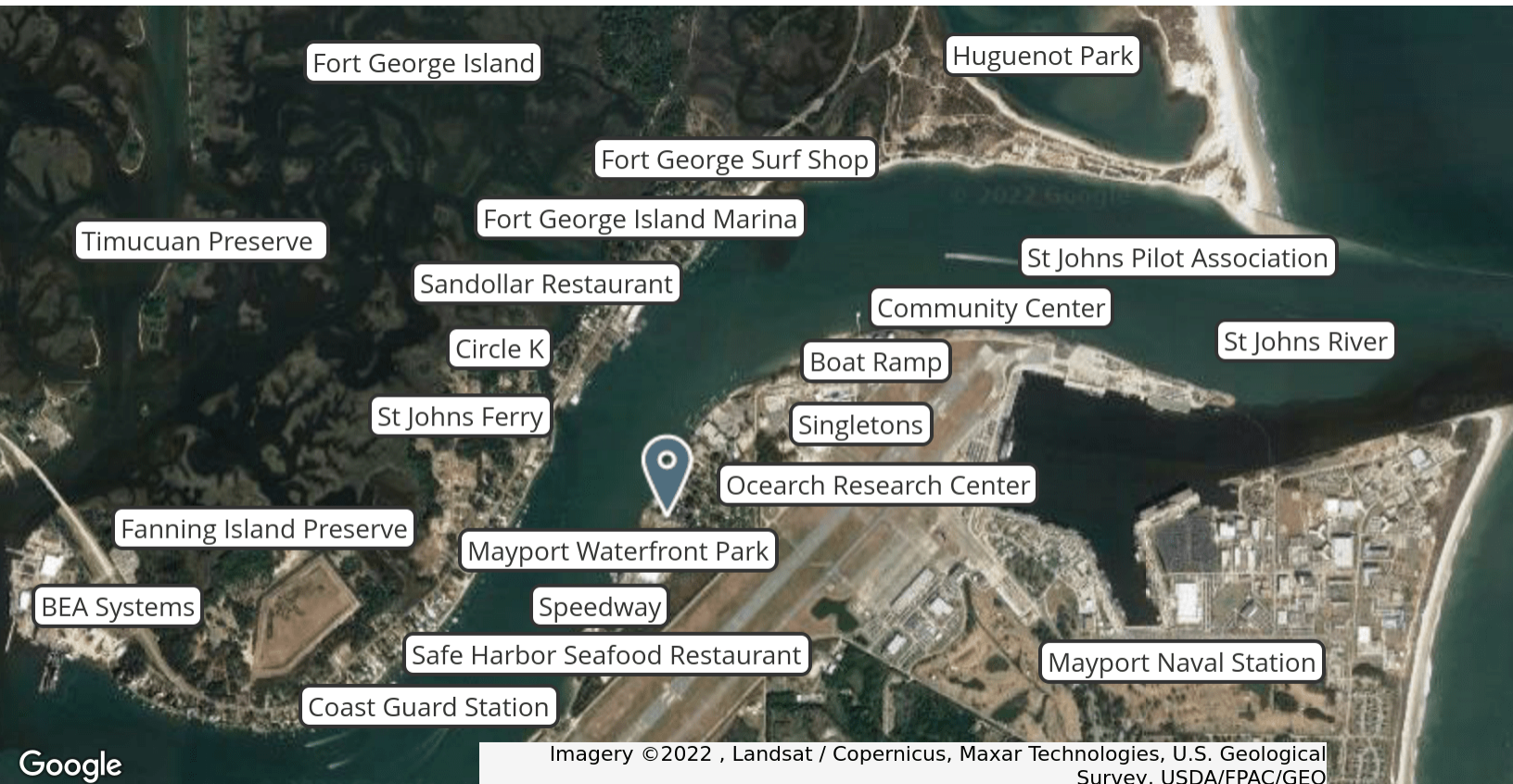
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LOCATION MAPS

MAYPORT VILLAGE BUILDING



Map data ©2022 Google



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