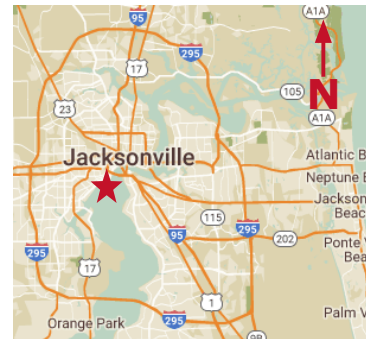




- **Purchase Price:** \$2,425,000
- Building: +/-5,392 SF Three-story, with annex
- Land: +/-0.17 Acres
- Zoning: Commercial Neighborhood - allows for professional office, medical office, neighborhood retail uses
- Constructed in 1909 - Building has historic designation. Originally designed by renowned Jacksonville architect, J.H.W. Hawkins as the residence for Henry Flagler's son-in-law, Augustus V.S. Smith
- Parking easement in place to provide for shared parking in adjacent surface lot. Property is also surrounded by city/street parking
- Well-located, just one block from Ascension St. Vincent's Hospital in Jacksonville's Riverside sub-market. Surrounded by Avondale, Five Points and Murray Hill -Sub-markets known for their walkability, historic character and vibrant business corridor
- Small Tenant spaces are currently leased, if Buyer elects, building to be delivered vacant at closing



2026 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,075	83,477	192,695
Average HH Income	\$122,784	\$102,994	\$94,678
Daytime Total Employees	11,660	95,975	164,660



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

JC Clifford
jcc@strategicsites.com

OR **Katie Kirchner**
katiek@strategicsites.com

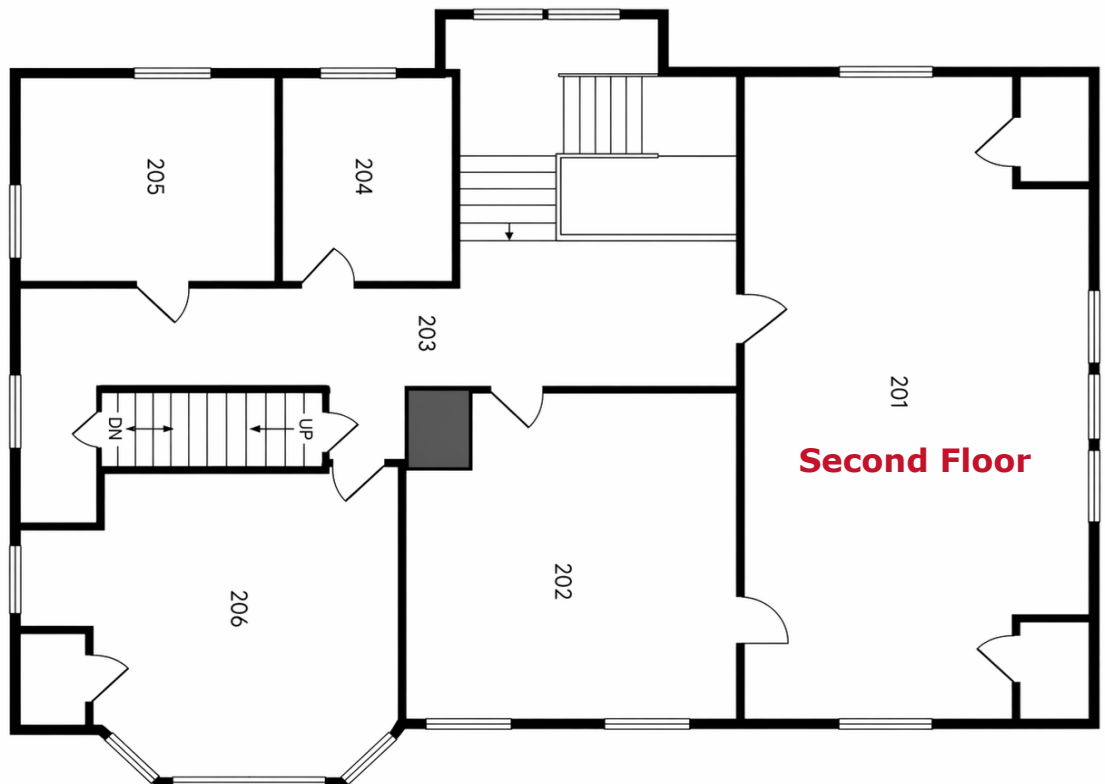
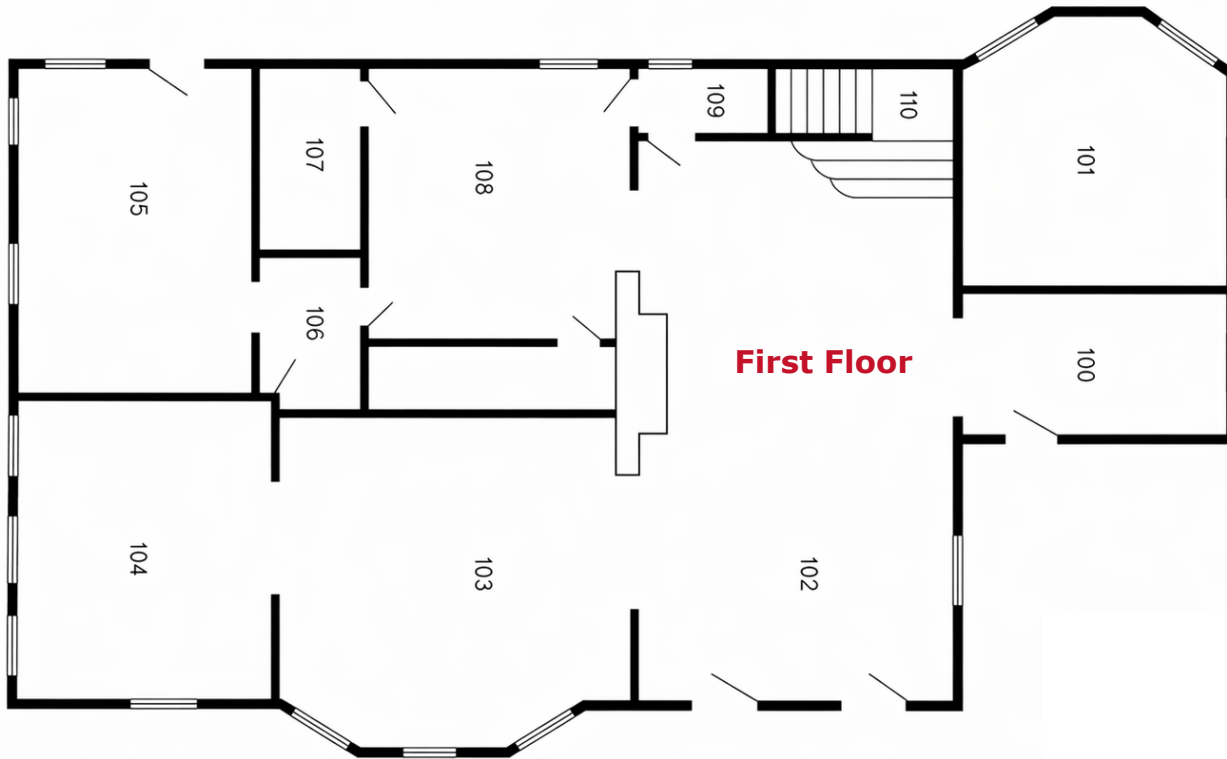
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Floor Plans

First Floor and Second Floor



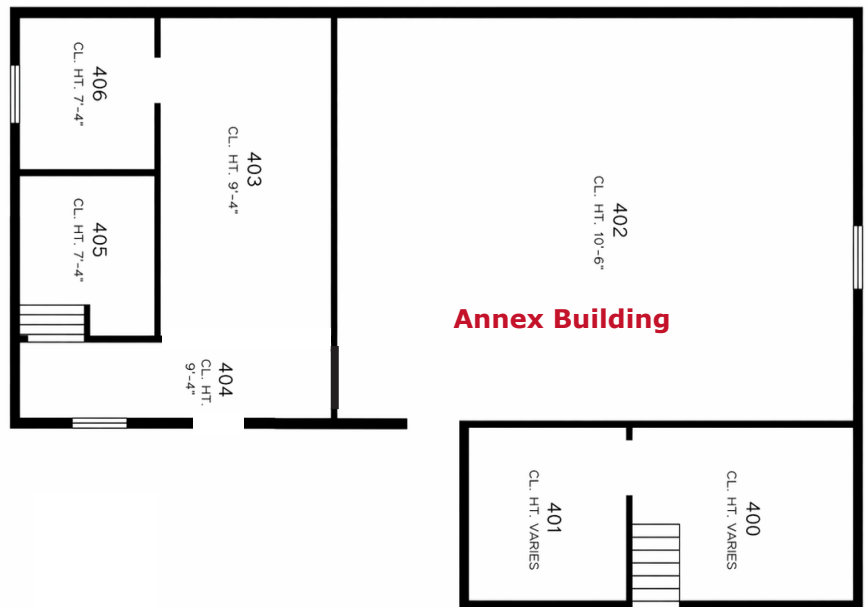
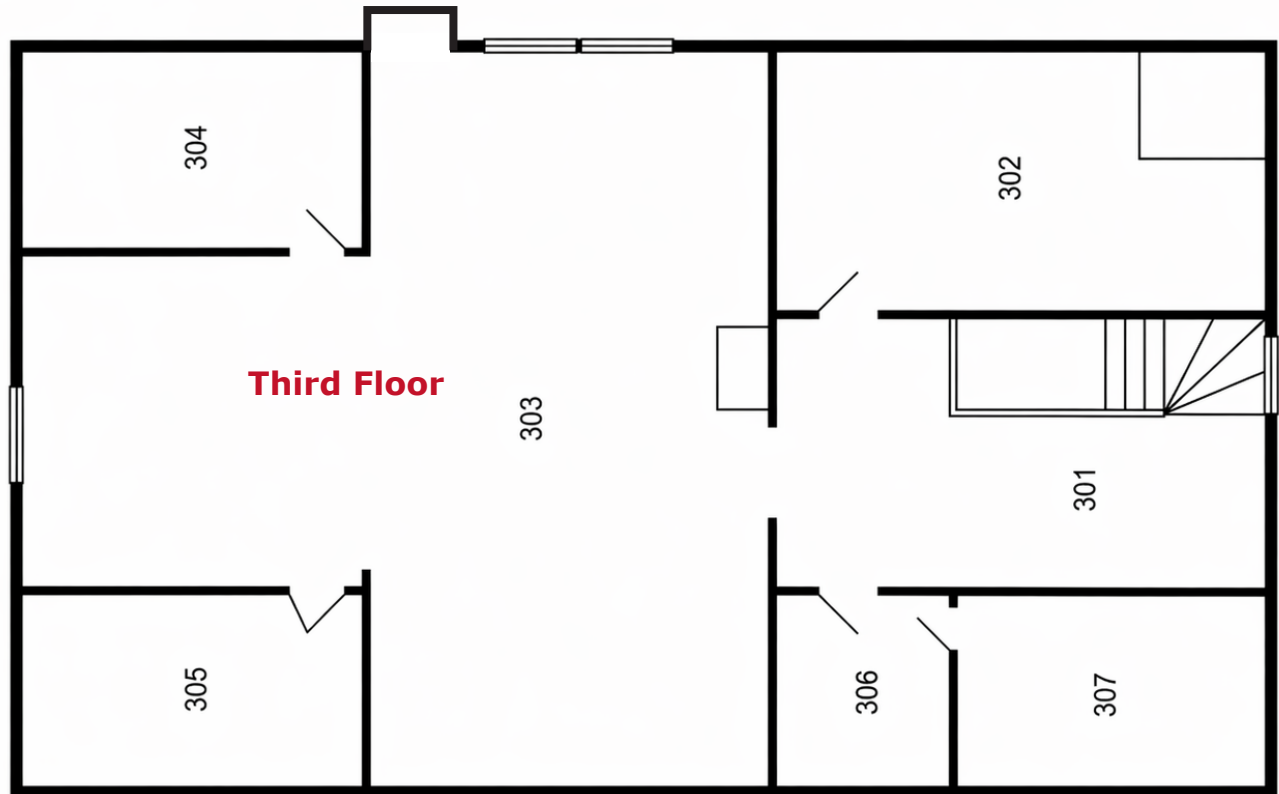
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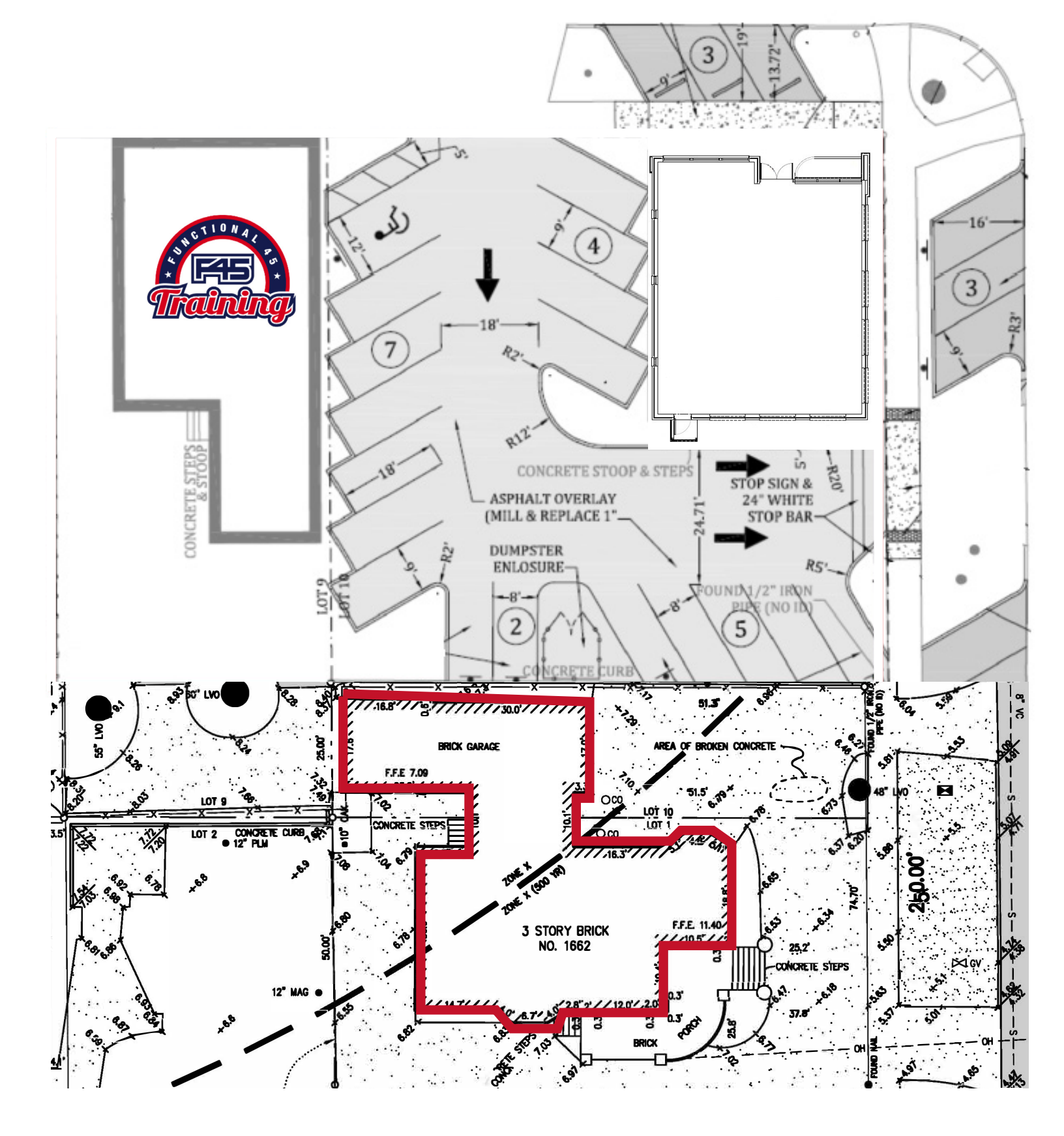
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Floor Plans

Third Floor and Annex Building



Photograph from 1949



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Aerial



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