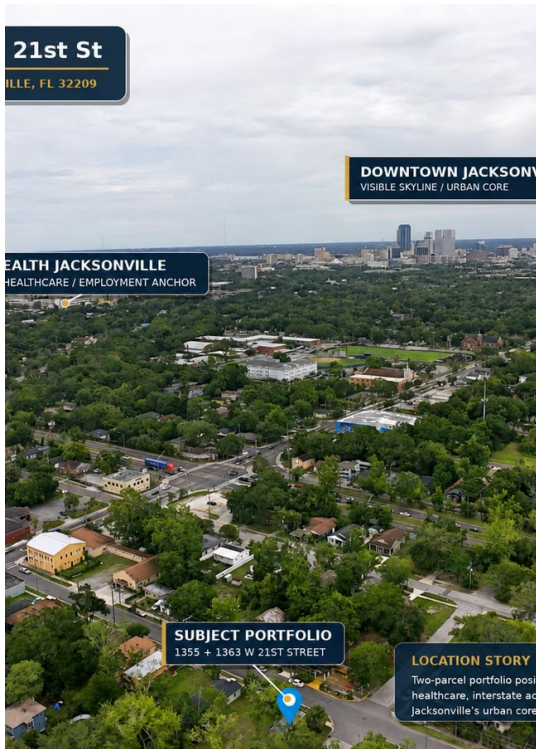




West 21st Street

Portfolio of 2 Properties for Sale

UNITED
REAL ESTATE



Tyrone Jackson

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(904) 222-5351

W 21st St

JACKSONVILLE, FL 32209

DOWNTOWN JACKSONVILLE
VISIBLE SKYLINE / URBAN CORE

UF HEALTH JACKSONVILLE
MAJOR HEALTHCARE / EMPLOYMENT ANCHOR

SUBJECT PORTFOLIO
1355 + 1363 W 21ST STREET

LOCATION STORY

Two-parcel portfolio positioned near healthcare, interstate access and Jacksonville's urban core.

West 21st Street

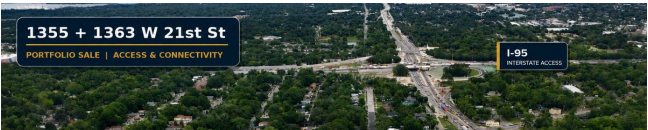
\$119,000

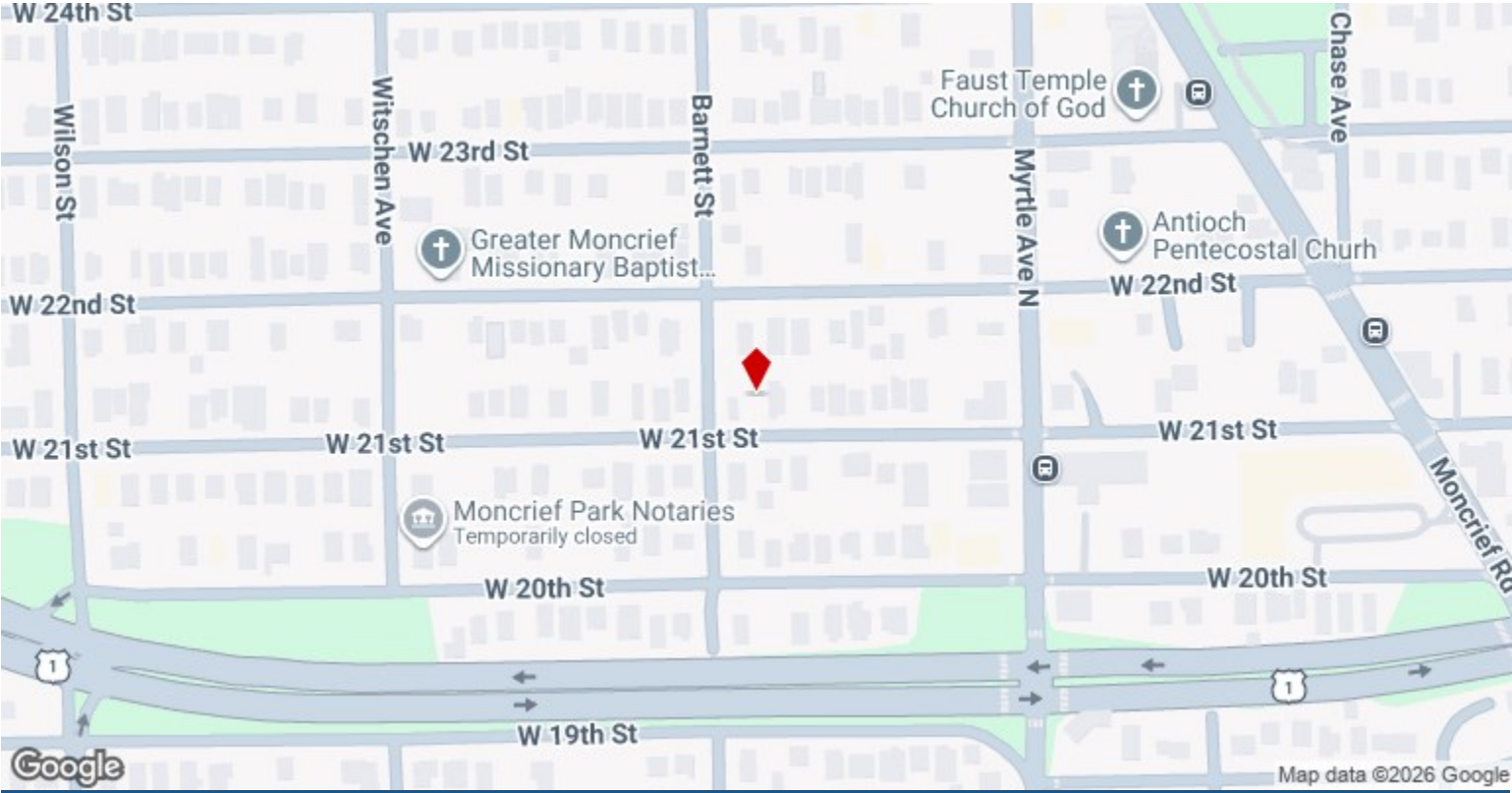
Two-parcel commercial opportunity in Jacksonville's Northwest Jacksonville / Moncrief Park area. This offering includes 1363 W 21st St, a freestanding ±528 SF building, together with the adjacent vacant parcel at 0 W 21st St, creating a combined site of approximately 0.17 acres with additional flexibility for parking, outdoor use, expansion planning, or long-term site control. Positioned near the Moncrief Road corridor, Myrtle Avenue, MLK Jr. Parkway, and the W 20th Street Expressway, the property offers convenient connectivity to major Jacksonville routes and surrounding residential neighborhoods. The site is located approximately 3–4 miles from Downtown Jacksonville, approximately 13 miles from Jacksonville International Airport, and within easy reach of I-95, MLK Parkway, US-1/Main Street, and key Northside service corridors. The existing building offers potential for a variety of neighborhood-serving or owner-user concepts, subject to zoning, permitting, and buyer due diligence. Potential uses may include office, religious, community, nonprofit, professional services, beauty or barber services, small business operations, or local service-based use. The...

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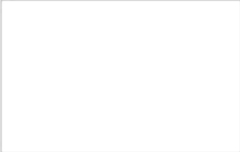
- Existing ±528 SF freestanding building
- Adjacent vacant parcel included
- Near Moncrief Rd, Myrtle Ave, MLK Jr. Pkwy, W 20th St Expy, I-95, and US-1/Main St
- Approx. 3–4 miles from Downtown Jacksonville
- Ideal for owner-user, investor, nonprofit, faith-based, or local service business
- As-is sale; buyer to verify zoning, condition, and permitted uses

Price:	\$119,000
Price / SF:	\$225.38 / SF
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	528 SF
Total Land Area:	0.09 AC





West 21st Street

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 1355 21st st, Jacksonville, FL	Land	0.09		
 1363 21st St, Jacksonville, FL	Retail	528		

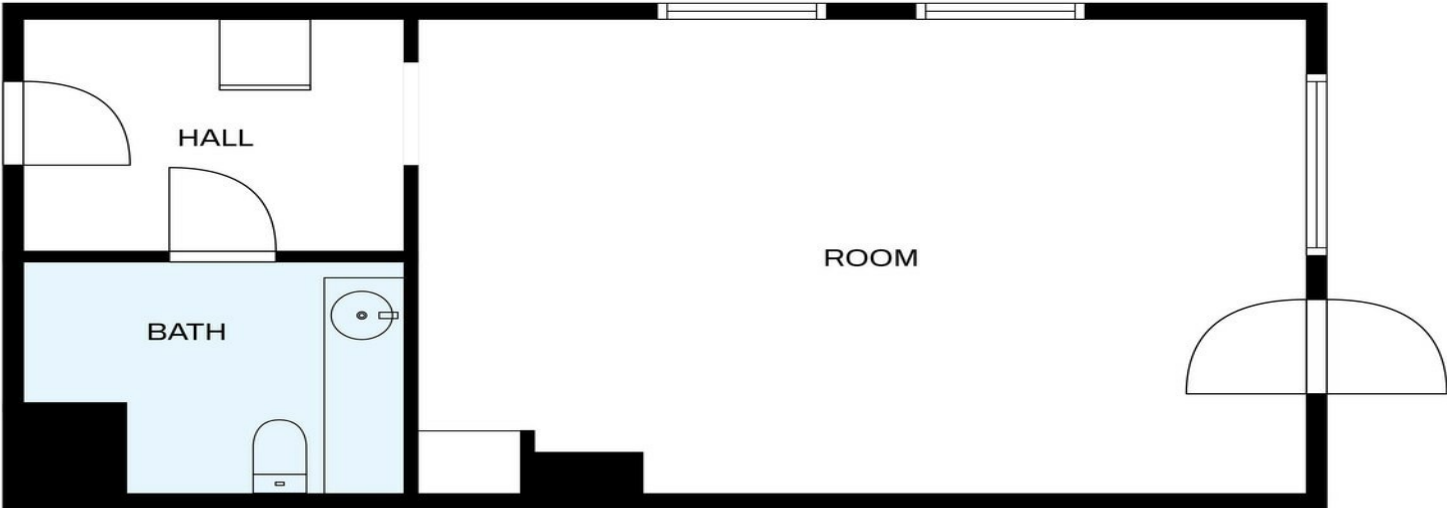
Property Photos



Property Photos



Building Photo



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Property Photos



Property Photos



Property Photos

