

FOR SALE > RETAIL/OFFICE

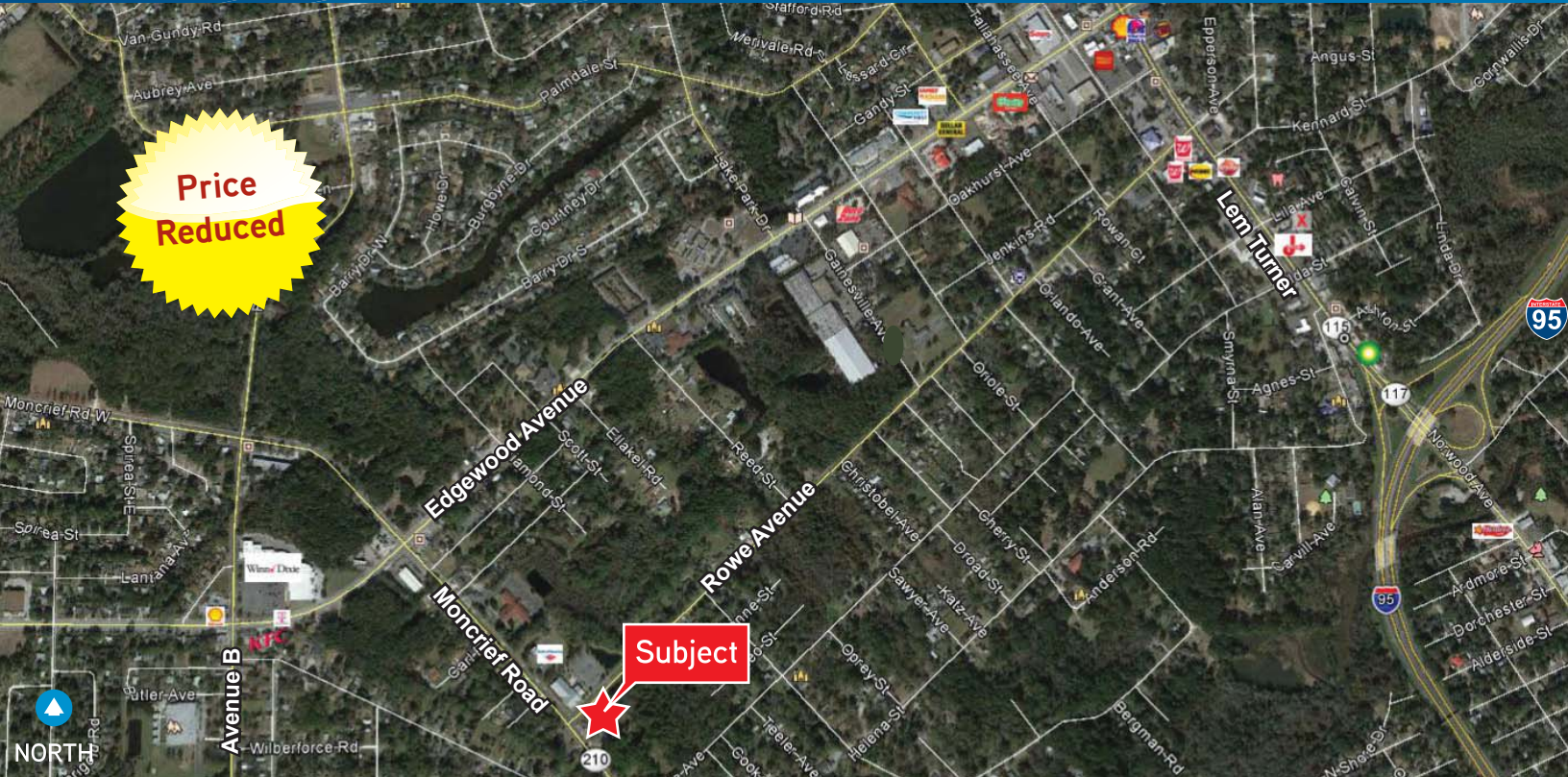


Northeast Florida

Northside Retail/Office Space

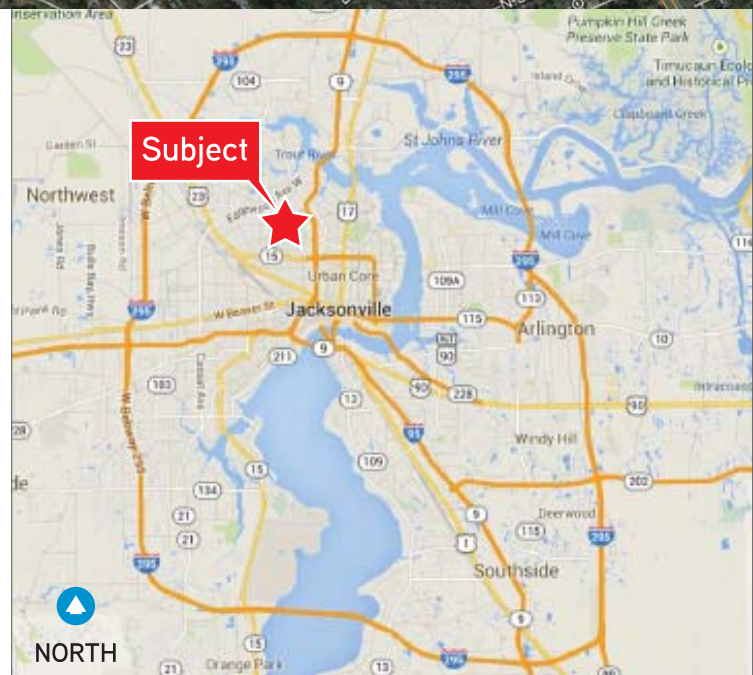
5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208

2,838± SF AVAILABLE



Property Features

- > Property consists of 1 residential unit that totals 1,173± SF and one commercial unit totaling 1,770± SF totaling for a combined total of 2,943± SF
- > Property is at the SE corner of Moncrief Road and Rowe Avenue
- > Property would be a great tear down opportunity for retail users
- > Total acreage of combined properties is .92±
- > Sales Price: ~~\$299,000.00 for both~~
REDUCED TO: \$175,000.00 for both
(owner would consider subdividing)



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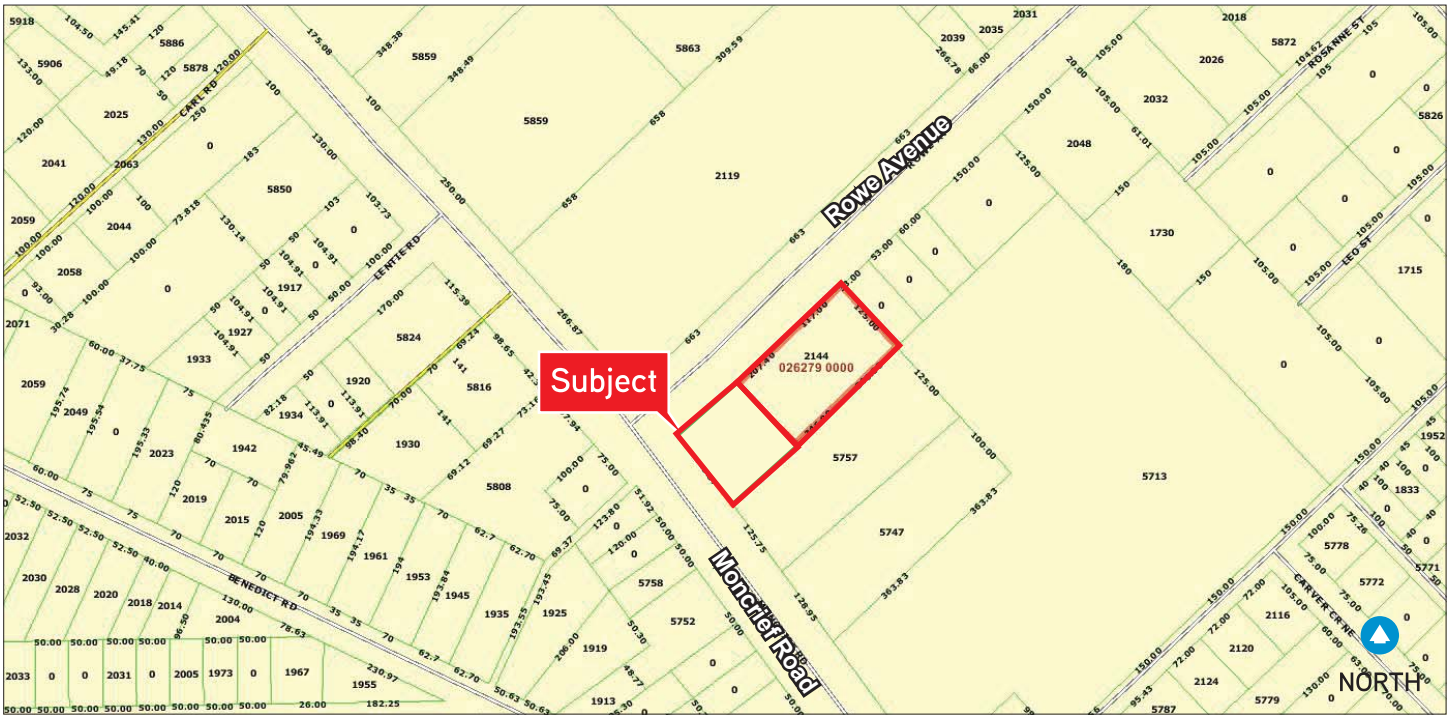
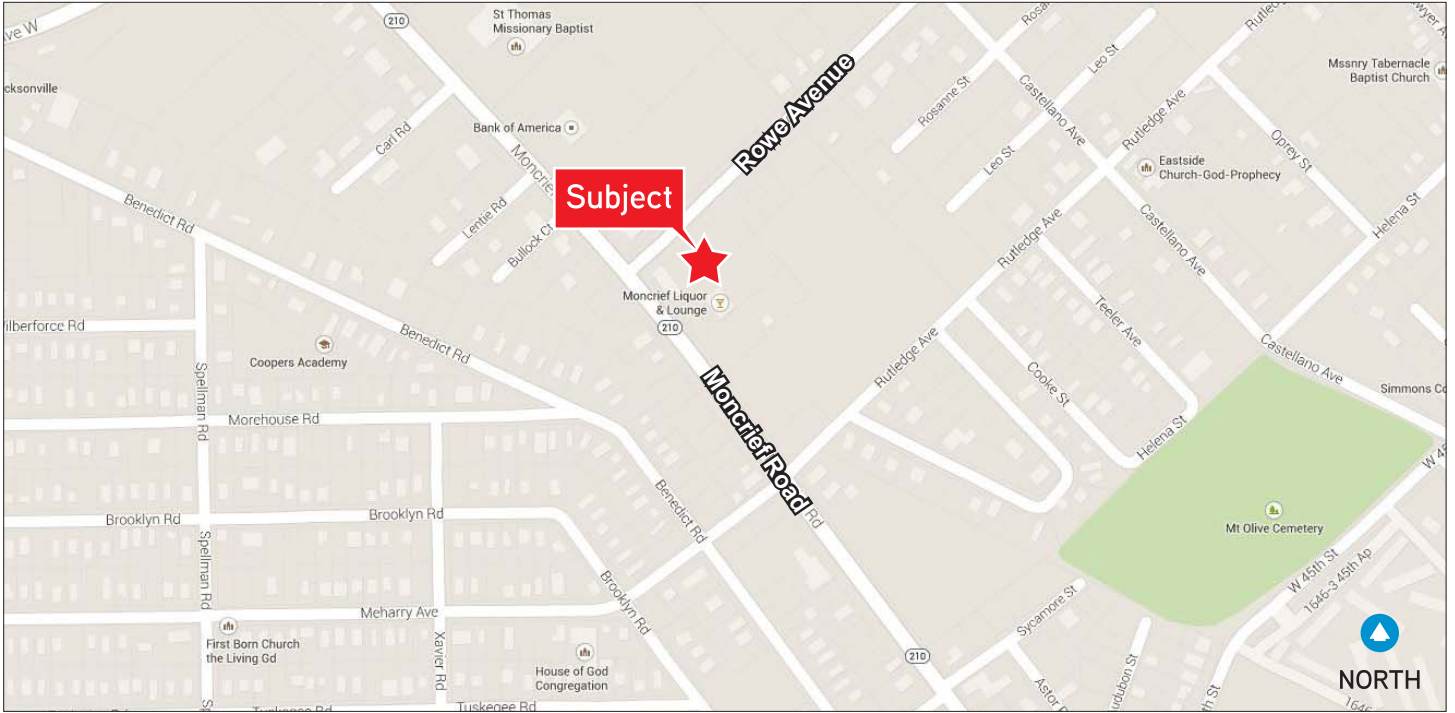
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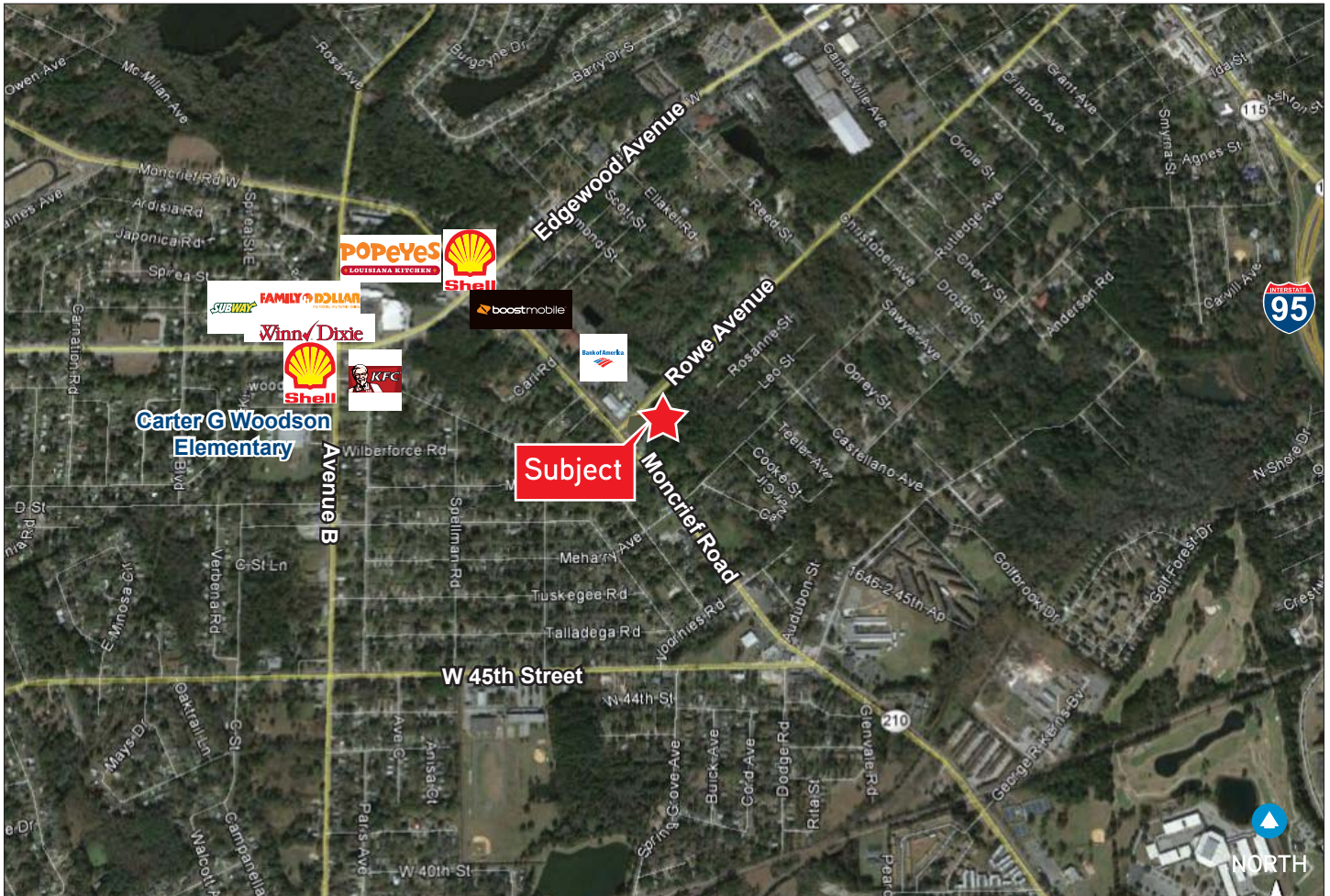
Street & Plat Map

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208



Aerial

5775 MONCRIEF ROAD AND 2144 ROWE AVENUE, JACKSONVILLE, FLORIDA 32208



Demographics	1 Mile	3 Mile	5 Mile
2020 Projection	9,169	73,362	157,058
2015 Estimate	9,114	73,657	155,312
2015 Est. HH Income	\$34,419	\$34,528	\$40,315

16,500± cars per day on Moncrief Road (FDOT 2015)

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Property Photos

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Interior Photos

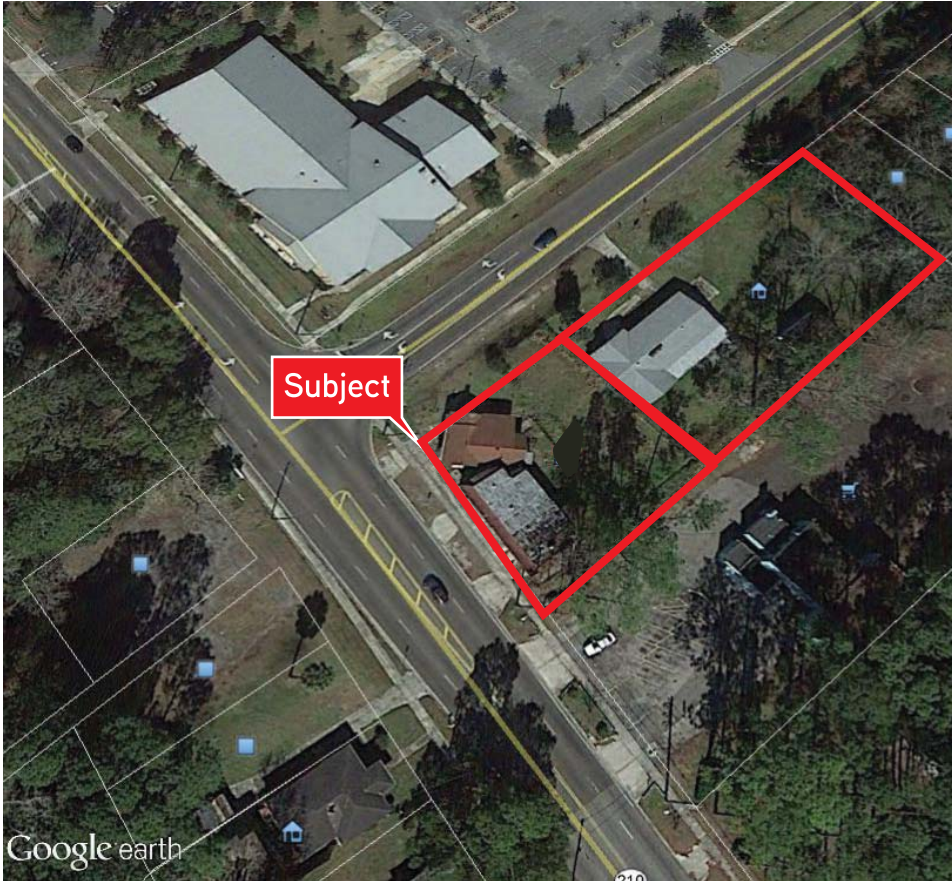
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2,943± SF Available

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Contact Us

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Please contact us to see this property

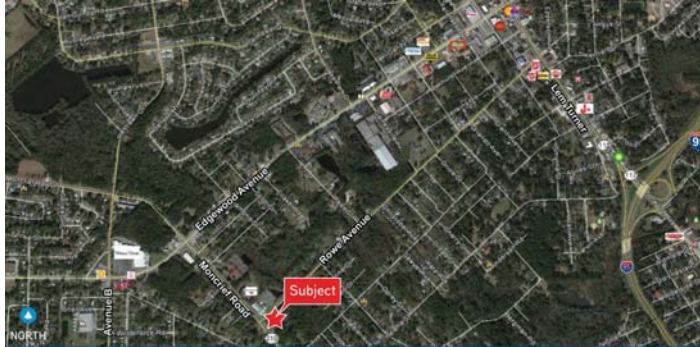
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1/14/2016

Profile 1 of 1

Summary (5852)



Contact:

Gary Montour or Jeremy Martin

904 358 1206



Northside Retail/Office Space

5775 Moncrief Rd. and Rowe Ave.

Jacksonville, FL 32208

County:	Duval
Market:	Jacksonville
Sub Market:	Northside
Property Near:	2144 Rowe Avenue
Land Size (Acres):	0.59 Acres
Lot Dimensions (LxW):	125' x 207'
Available SF:	2,838 SF
Building SF:	2,838 SF
Retail SF:	2,838 SF

Building/Space

Construction Status:	Existing
Primary Use:	Retail
Secondary Use:	Office
Year Built:	1963
# Buildings:	4
Construction Type:	Concrete Block
Exterior Type:	Concrete Block/Stucco
Roof Type:	Wood Truss
Frontage (feet):	207' on Rowe Avenue
Floor Type:	Vinyl

Utilities

General Listing/Transaction Information1

Asking Price:	\$175,000.00 \$61.66 Per SF
Transaction Type:	Sale

Parking

Site

Land SF:	25,700 SF
Parcel Number:	026279-0000
Legal Description:	3-8 39-1S-26E .6
Zoning:	CCG-2
Access:	From Rowe Avenue
Visibility:	Good
Frontage:	207' on Rowe Avenue
Frontage Traffic Count:	16,500± cars per day on Moncrief Road (FDOT 2015)

Contacts

Listing Broker(s)	Gary Montour Colliers International Northeast Florida 904.861.1116 gary.montour@colliers.com Jeremy Martin Colliers International Northeast Florida 904 861 1115 jeremy.martin@colliers.com
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Comments

Listing Comments:

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