

FOR SALE

San Marco Free Standing Building

1345 Nira Street
Jacksonville, Florida



Property Location:

Northwest Corner of Nira & Naldo Street
The subject property is situated immediately west of the now under construction 1230 Hendricks mixed-use apartment / retail development consisting of 345 apartment units & 5,000 SF of retail space.

Building Size: 2,566+- SF

Land Size: 2,910+- SF

Zoning: CCG-1

Parking: One on site

Price: Call for pricing.



The Cordell Group

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The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Survey

NOTES:

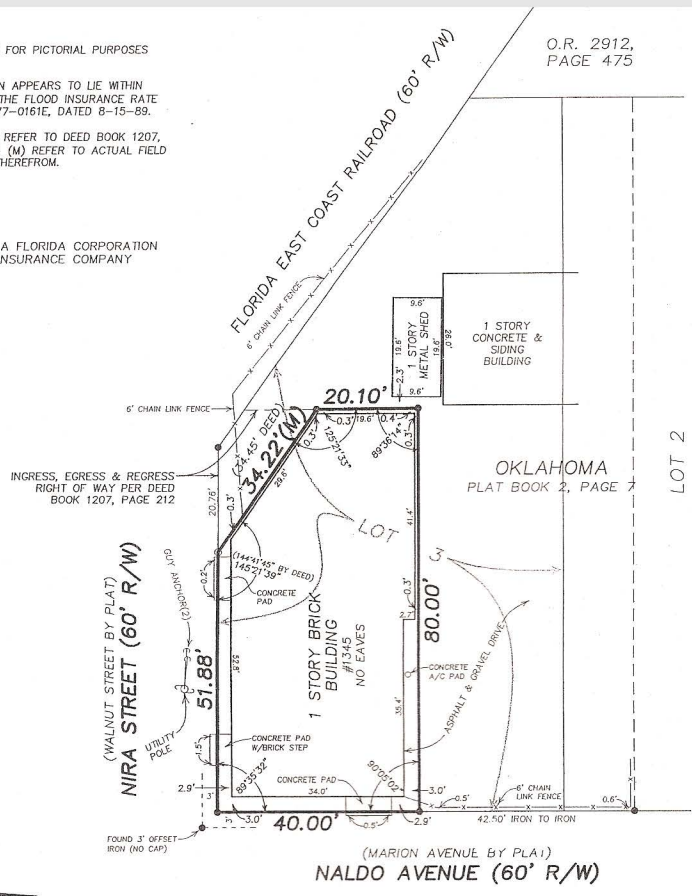
1. NORTH ARROW SHOWN HEREON IS FOR PICTORIAL PURPOSES ONLY. TRUE NORTH MAY VARY.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120077-0161E, DATED 8-15-89.
3. DISTANCES SHOWN THUS: (DEED) REFER TO DEED BOOK 1207, PAGE 212. DISTANCES SHOWN THUS: (M) REFER TO ACTUAL FIELD MEASUREMENTS OR CALCULATIONS THEREFROM.

CERTIFY TO:
 NW 8TH STREET CORPORATION, A FLORIDA CORPORATION
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 GIBRALTAR TITLE SERVICES

O.R. 2912,
 PAGE 475

LEGEND:

●	FOUND 1/2" IRON (NO CAP)
○	SET 1/2" IRON (LID 1/2")
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
BRL	BUILDING RESTRICTION LINE
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH



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