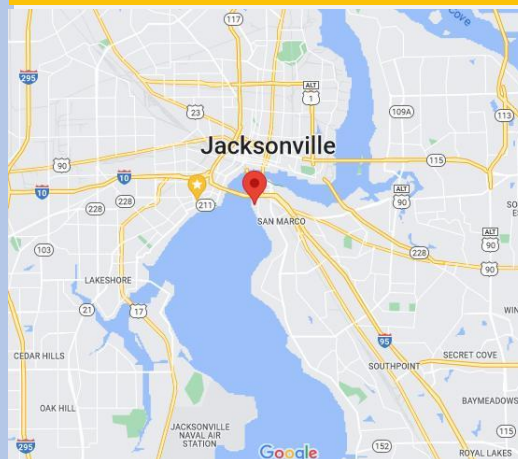


FOR SALE

SAN MARCO PROFESSIONAL OFFICE OR CONVERT BACK TO TRIPLEX

1449 Palm Avenue
Jacksonville, Florida 32207

- **Location:** San Marco – SEC Phillips & Palm
- **Main Building Size:**
1st Floor: 1,360+- SF
2nd Floor: 1,360+- SF
Estimated Total Conditioned Space:: 2,720+- SF
- **Annex:**
Ground Floor: 812+- SF
Accessible Attic: 300+- SF
Total: 1,112+- SF
- **Exterior Decks:** 350+- SF
- **Parking:** 9 spaces + 1 handicap
- **Zoning:** CRO – Commercial Residential Office
- **Utilities:** Water, sewer, electric, cable
- **Building/Improvements:**
Year Built/Age: 1948/1974
Remodeled: 2010
HVAC: Replaced 2017/2018
Roof: 2024
Electrical Upgrade/Rewire: 2010
- **Most Recent Use:** Architect Office. Conversion opportunity back to triplex or possible 4 unit.
- **Price:** \$584,900.00
- **Annual OPEX:** \$4.12 SF (Excludes Utilities)
Breakdown available upon request



1449 Palm Avenue
Jacksonville, Florida, 32207



Cord Butler
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 465- 1000
Email: cord@thecordellgroup.com

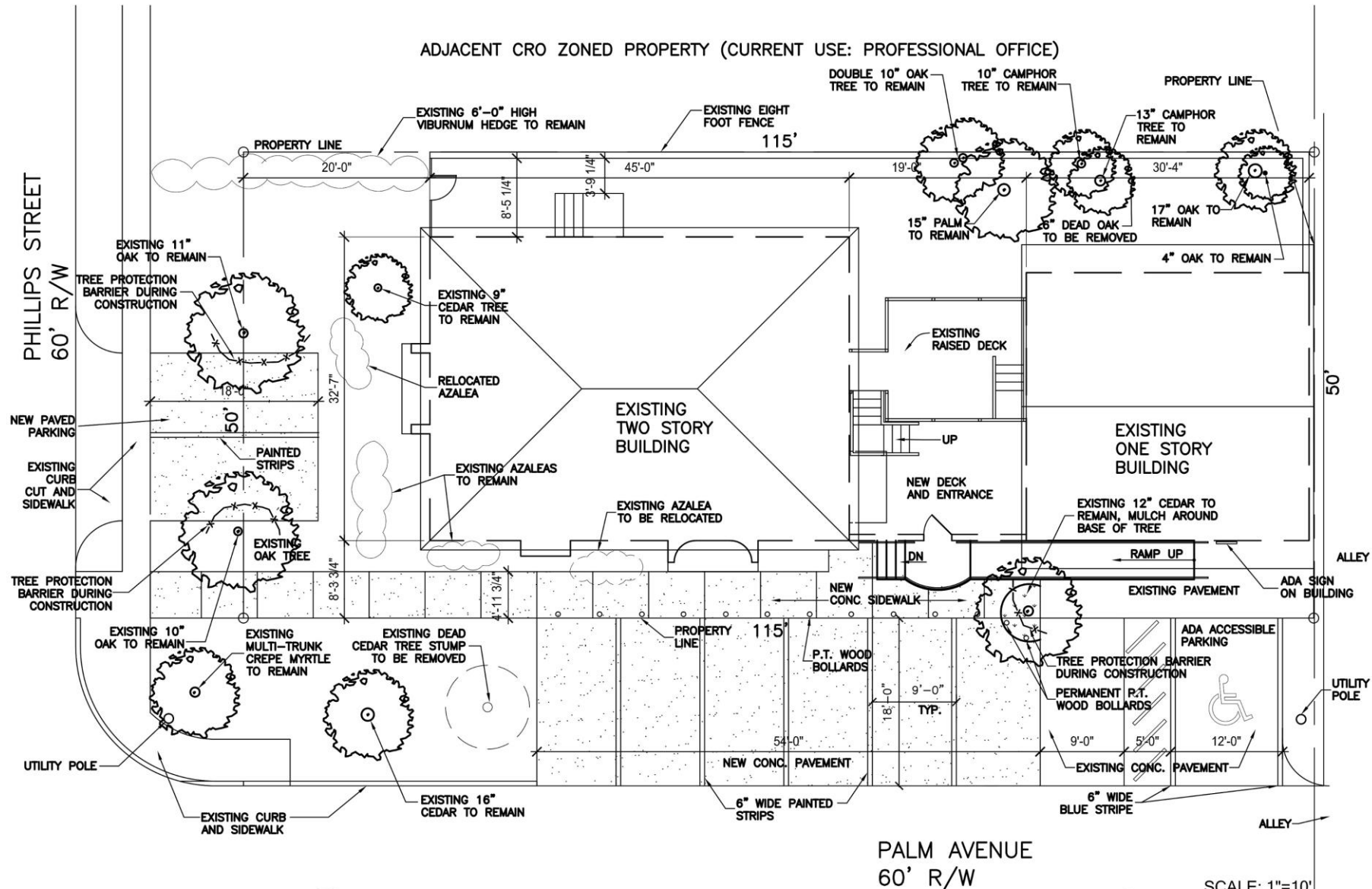
Andy Lee
60 Ocean Blvd., Suite #15
Atlantic Beach, Florida 32233
Phone: (904) 571-8256
Email: andyleerealestate@gmail.com



Visit Our Website For Complete Listings

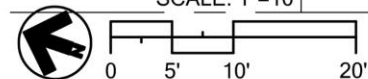
The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

SITE PLAN



1
A0.1
SITE PLAN
SCALE: 1/4" = 1'-0"

MEASURED TREE LOCATIONS AND INVENTORY BY ARCHITECT, 2 FEB 2010



V·R·I
Architects, Inc.
#AAC01735
6501 Arlington Expressway
Jacksonville, Florida
T: (904) 725-5895
F: (904) 725-5564
www.vriarchitects.com

PROJECT ARCHITECT
STEPHEN F. LAZAR, AIA

PROJECT TEAM

CONSTRUCTION DOCUMENTS

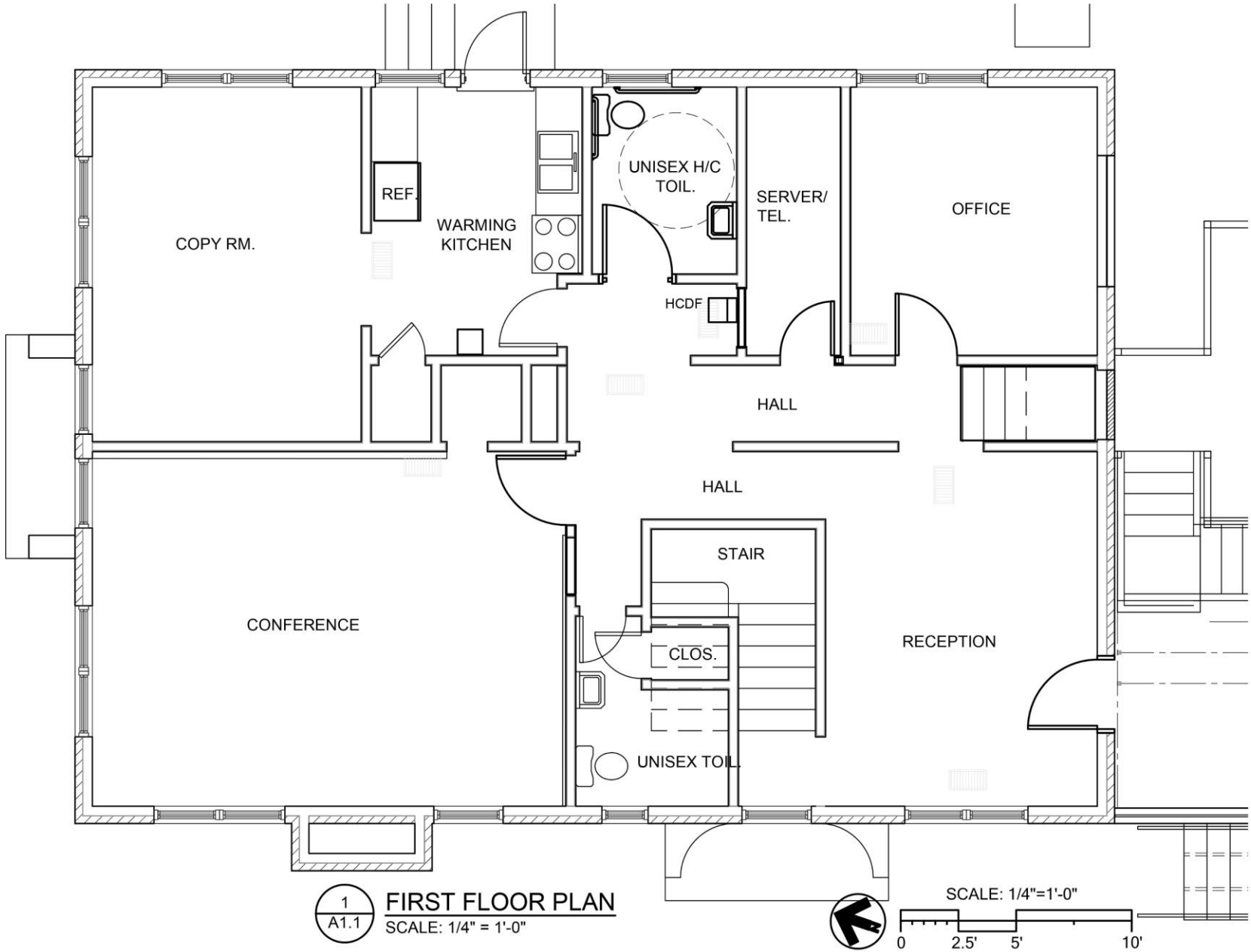
ISSUE	DATE
PERMIT	8 JAN 2010
REVISED	2 FEB 2010

1449 PALM AVENUE
JACKSONVILLE, FLORIDA

SITE PLAN

VRI PROJECT NO: 0806
DRAWN BY: CRH
CHECKED BY: SFL
SHEET NO:
A0.1
SHEET

FIRST FLOOR PLAN



1
A1.1 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

V·R·L
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#AAC201735
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PROJECT ARCHITECT
STEPHEN F. LAZAR, AIA

ELECTRICAL
L.M. CARNEY, P.E.

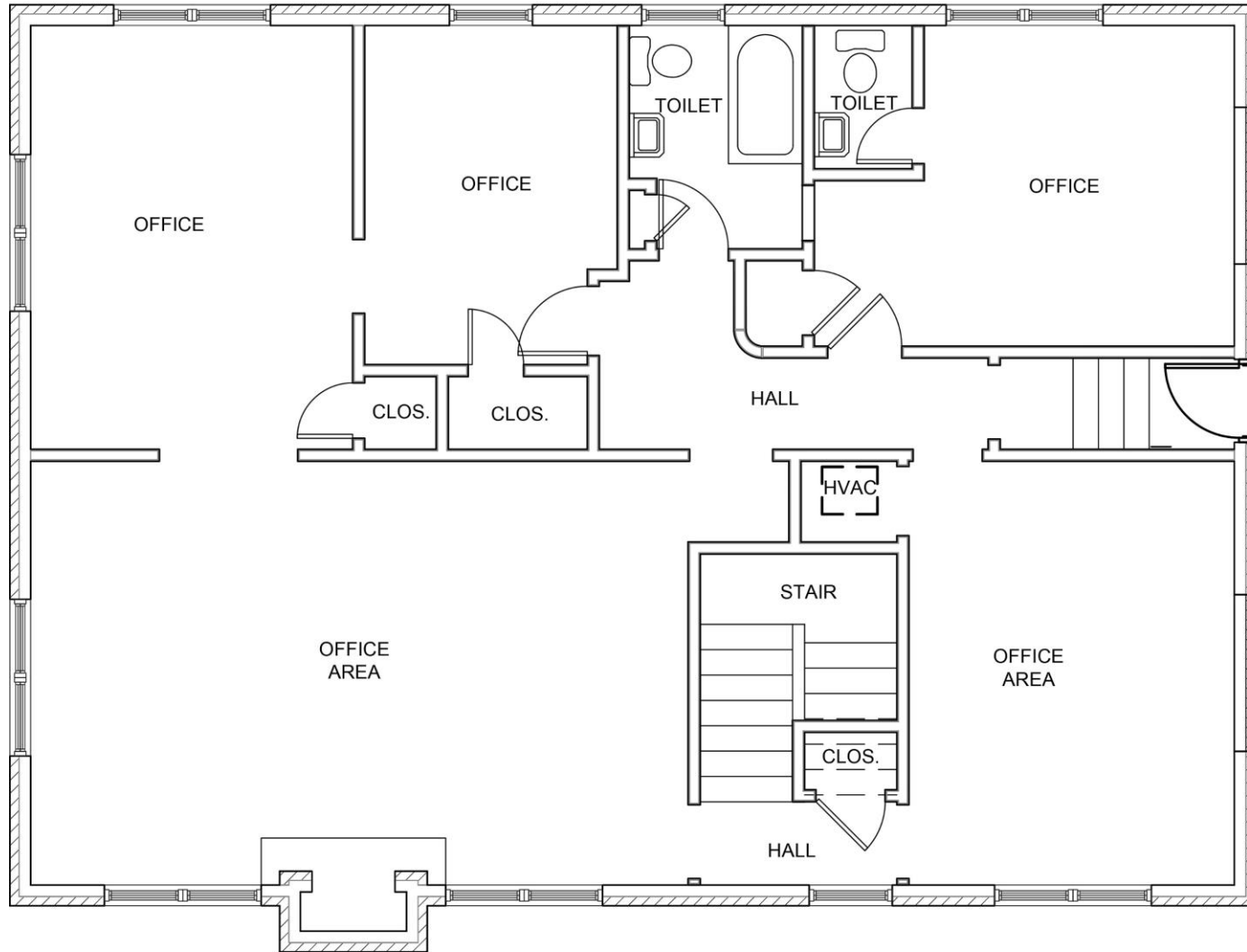
CONSTRUCTION DOCUMENTS

ISSUE	DATE
PERMIT	8 JAN 2010
REVISED	12 MAR 2010

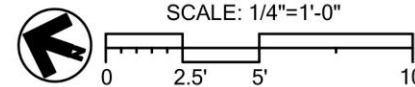
1449 PALM AVENUE
JACKSONVILLE, FLORIDA
FIRST FLOOR PLAN

VRL PROJECT NO: 0809
DRAWN BY: CRH
CHECKED BY: SFL
SHEET NO:
A1.1
SHEET

SECOND FLOOR PLAN



1
A1.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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CONSTRUCTION DOCUMENTS

ISSUE	DATE
PERMIT	8 JAN 2010
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1449 PALM AVENUE
JACKSONVILLE, FLORIDA
SECOND FLOOR PLAN

VRIL PROJECT NO: 0806
DRAWN BY: CRH
CHECKED BY: BFL
SHEET NO:
A1.2
SHEET

AERIAL



AERIAL PHOTOS



INTERIOR PHOTOS

