FREE-STANDING BUILDING FOR SALE

1662 Stockton Street, Jacksonville, FL 32204

- **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

2025 Demographics	1 Mile	3 Mile	5 Mile
Estimated Population	10,495	84,460	194,938
Average HH Income	$110,542	$93,707	$84,709
Daytime Total Employees	11,341	88,477	155,397

STRATEGIC SITES
Clifford Commercial

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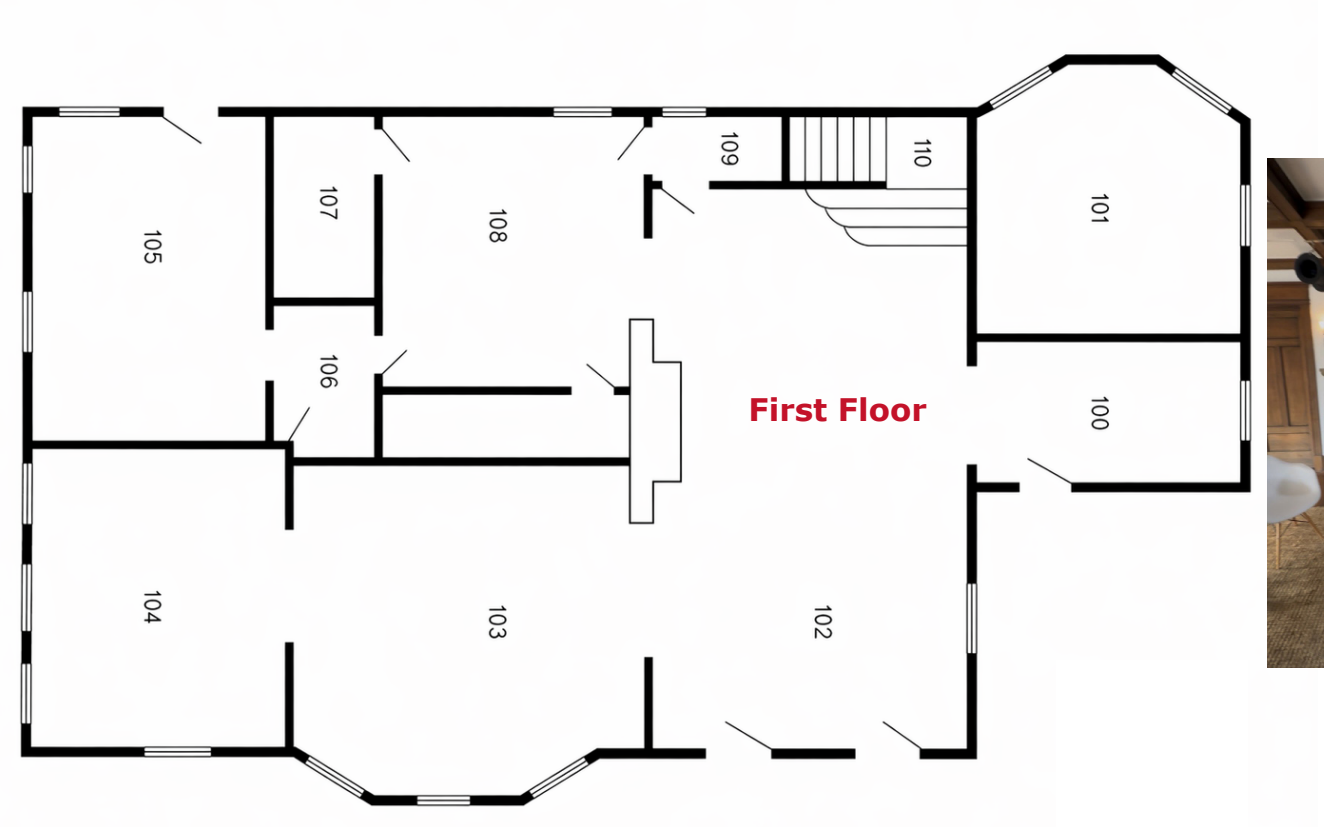
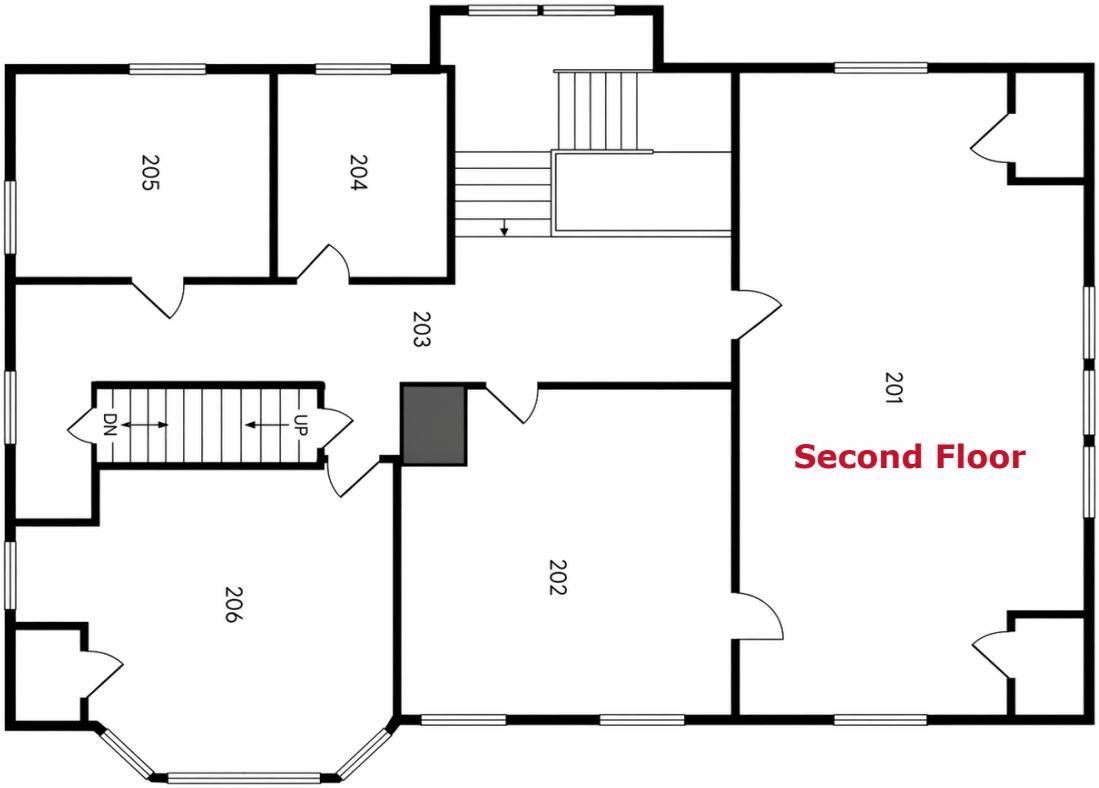
Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Floor Plans
First Floor and Second Floor





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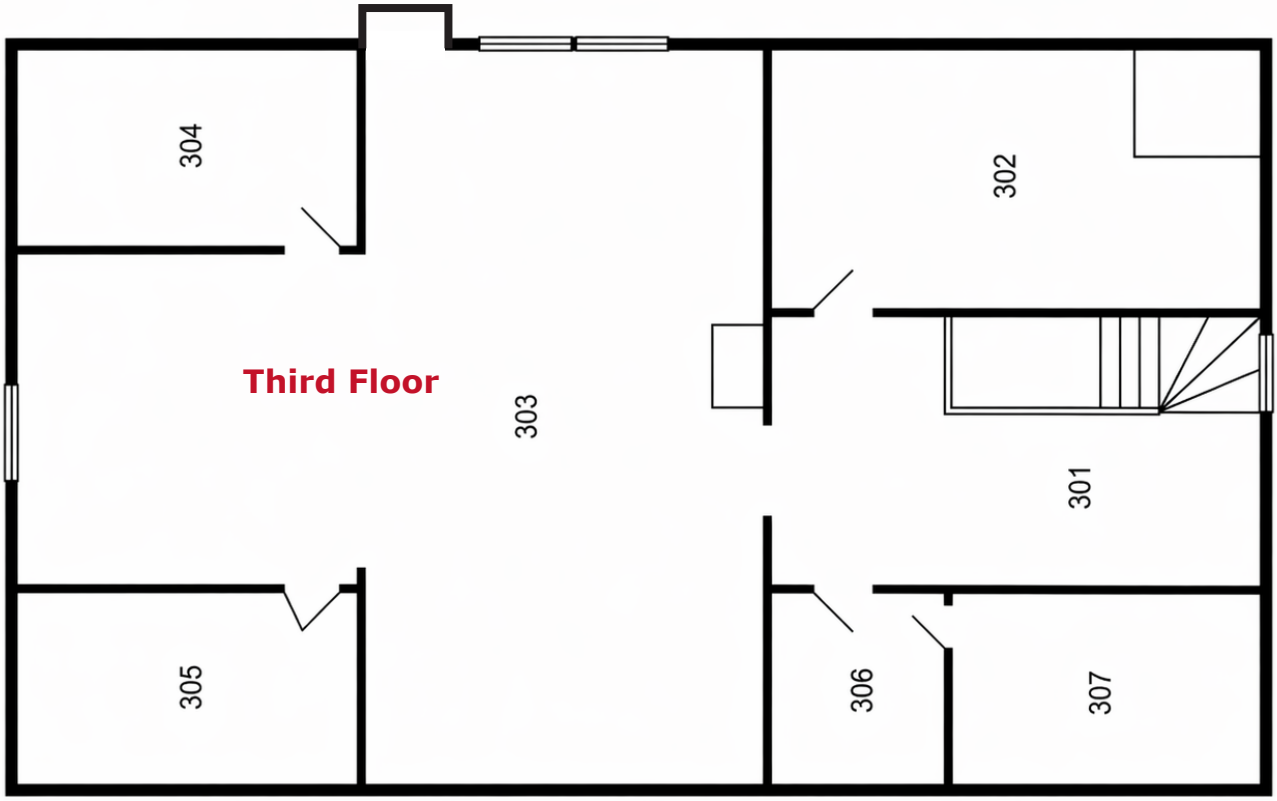
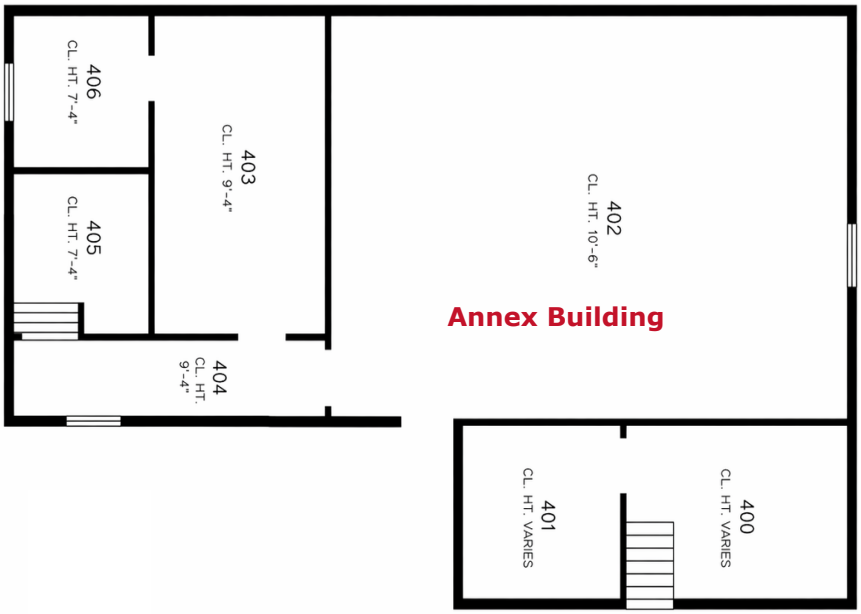
Floor Plans
Third Floor and Annex Building





Photograph from 1949

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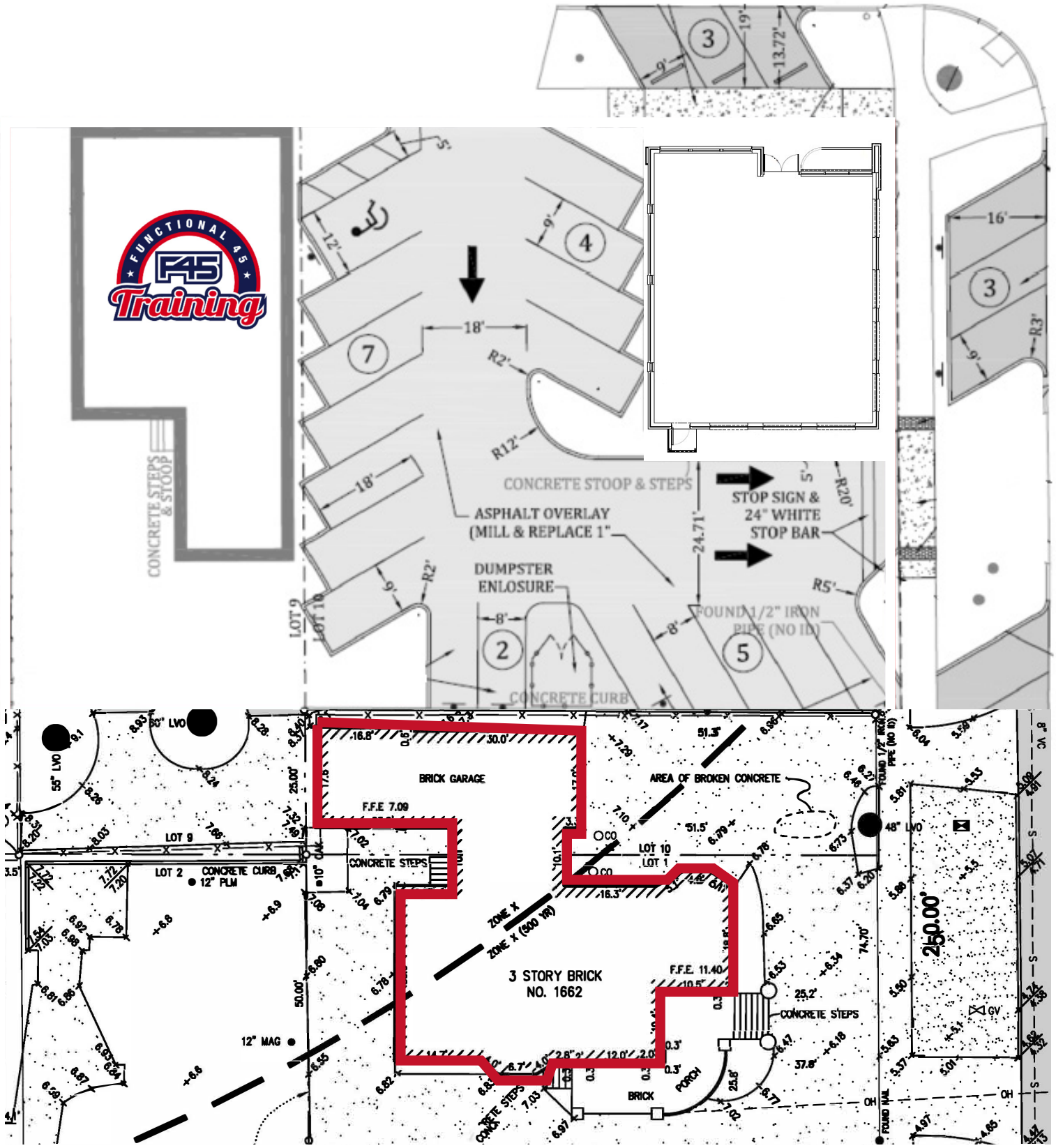
Site Plan



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Aerial

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