

MULTIFAMILY FOR SALE

2105 RIVER BLVD, JACKSONVILLE, FL 32204



PRICE: \$1,650,000

PETRA

Property Overview



LICENSED REAL ESTATE BROKER



**MULTIFAMILY
5 UNITS**



**6,238 TOTAL
SQ FT**



**ZONED
RESIDENTIAL
OFFICE**



RIVERSIDE

Presenting a rare opportunity to acquire a fully stabilized, 5-unit waterfront multifamily asset in Jacksonville's prestigious Riverside submarket. Built circa 1869 and known as the Rochester House, this historically significant property once served as an extended residence for Mary Todd Lincoln, former First Lady of the United States. Ideally positioned just minutes from Downtown Jacksonville, residents enjoy a walkable, amenity-rich lifestyle with direct access to Publix, Starbucks, Einstein Bagels, the Riverside Arts Market, Memorial Park, local restaurants, and more. The Riverside submarket is one of Jacksonville's most established urban neighborhoods, characterized by historic charm, strong tenant demand, and consistent rent growth — making this a truly one-of-a-kind investment opportunity.



FOR SALE

2105 RIVER BLVD, JACKSONVILLE FL, 32204

Property Highlights



LICENSED REAL ESTATE BROKER

- 5 UNITS
- 100% OCCUPIED
- RIVERFRONT PROPERTY
- RENOVATED IN 2022
- NOI: \$80,212.08
- NEARBY NATIONAL RETAILERS INCLUDE PUBLIX, EINSTEIN BAGELS, AND STARBUCKS
- POSITIONED IN THE HISTORIC RIVERSIDE IN CLOSE PROXIMITY TO RIVERSIDE ARTS MARKET, FIVE POINTS, MEMORIAL PARK, AND DOWNTOWN JACKSONVILLE



FOR SALE

2105 RIVER BLVD, JACKSONVILLE FL, 32204

Rent Roll

Unit	Floor Plan	Size SF	Lease Start Date	Lease Exp	Rent	Utilites	Total
2107 River Blvd	1x1 Riverfront	1047 SF	12/1/2025	1/31/2027	\$2,350.00	\$150.00	\$2,500.00
2105 River Blvd #2	2x1 Riverfront	1034 SF	6/1/2024	8/31/2026	\$2,300.00	\$150.00	\$2,450.00
2105 River Blvd #3	3x2 Riverfront	2000 SF	1/1/2026	2/28/2027	\$2,743.00	\$250.00	\$2,993.00
1808 Goodwin Street	1x1 River view	910 SF	7/15/2025	8/31/2026	\$1,800.00	\$110.00	\$1,910.00
1820 Goodwin Street	2x1 River view	1100 SF	4/1/2025	6/30/2027	\$2,300.00	\$150.00	\$2,450.00
					\$11,343.00	\$960.00	\$12,303.00

FOR SALE

2105 RIVER BLVD, JACKSONVILLE FL, 32204

Aerial Map



LICENSED REAL ESTATE BROKER



Memorial Park

Riverside Ave

Publix

Starbucks

Margaret St

Goodwin St

Oak St

FOR SALE

2105 RIVER BLVD, JACKSONVILLE FL, 32204

Aerial Photo

**PETRA**
LICENSED REAL ESTATE BROKER



FOR SALE

2105 RIVER BLVD, JACKSONVILLE FL, 32204



ELIAS HIONIDES
O. 904.241.1151
C. 904.894.6620
ehionides@petrajax.com



ASHLEIGH SHIM
O. 904.241.1151
C. 904.962.2655
ashleigh@petrajax.com

DISCLAIMER: THIS FLYER HAS BEEN PREPARED BY PETRA MANAGEMENT, INC. FOR MARKETING AND INFORMATIONAL PURPOSES ONLY. PETRA MANAGEMENT, INC. MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION PROVIDED HEREIN. INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION TO VERIFY ALL DETAILS. PETRA MANAGEMENT, INC. EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY FOR ERRORS, OMISSIONS, OR ANY LOSS OR DAMAGES RESULTING FROM RELIANCE ON THIS MATERIAL. THIS DOCUMENT IS THE COPYRIGHTED PROPERTY OF PETRA MANAGEMENT, INC. ©2025. ALL RIGHTS RESERVED. THIS COMMUNICATION IS NOT INTENDED TO SOLICIT OR INDUCE THE BREACH OF ANY EXISTING AGREEMENTS.