

Sale

EXTREME TOY GARAGE FOR YOUR RV, BOAT AND AUTOMOTIVE STORAGE NEEDS

757 Saint Johns Bluff Road North, Unit #219, Jacksonville, FL 32225



PROPERTY DESCRIPTION

Take advantage of this opportunity to own your own storage unit in a secure, gated community with access to private clubhouse facilities that can be used for events. The unit features a large roll-up door and is ideal for storing vehicles, motorcycles, or personal items. Electricity is available inside, and HVAC can be added via a mini-split system or separate heat pump. A deep sink is conveniently located at the rear of the unit. Why rent when you can own?

PROPERTY HIGHLIGHTS

- Spacious Layout: Approximately 18x60 feet with a large drive-up roll up door ideal for easy access and loading.
- Secure Vehicle Storage: Popular among current owners for housing automobiles and motorcycles—perfect for collectors or hobbyists.
- Utilities Ready: Unit includes interior electric service, and a deep utility sink tucked at the rear-left corner for convenient maintenance or cleaning.
- HVAC Installation Potential: Pre-wired/ready for mini-split or separate HVAC heat pump installation to climate-control the space if desired.
- Community Amenities: Situated in a gated complex with private clubhouse areas available for events, adding lifestyle and networking value.

OFFERING SUMMARY

Sale Price:	\$299,999
Number of Units:	1
Unit Size:	1,380 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	478	2,899
Total Population	303	1,334	7,139
Average HH Income	\$87,844	\$85,558	\$77,566

Eric Maimo
(904) 537-6443

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COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

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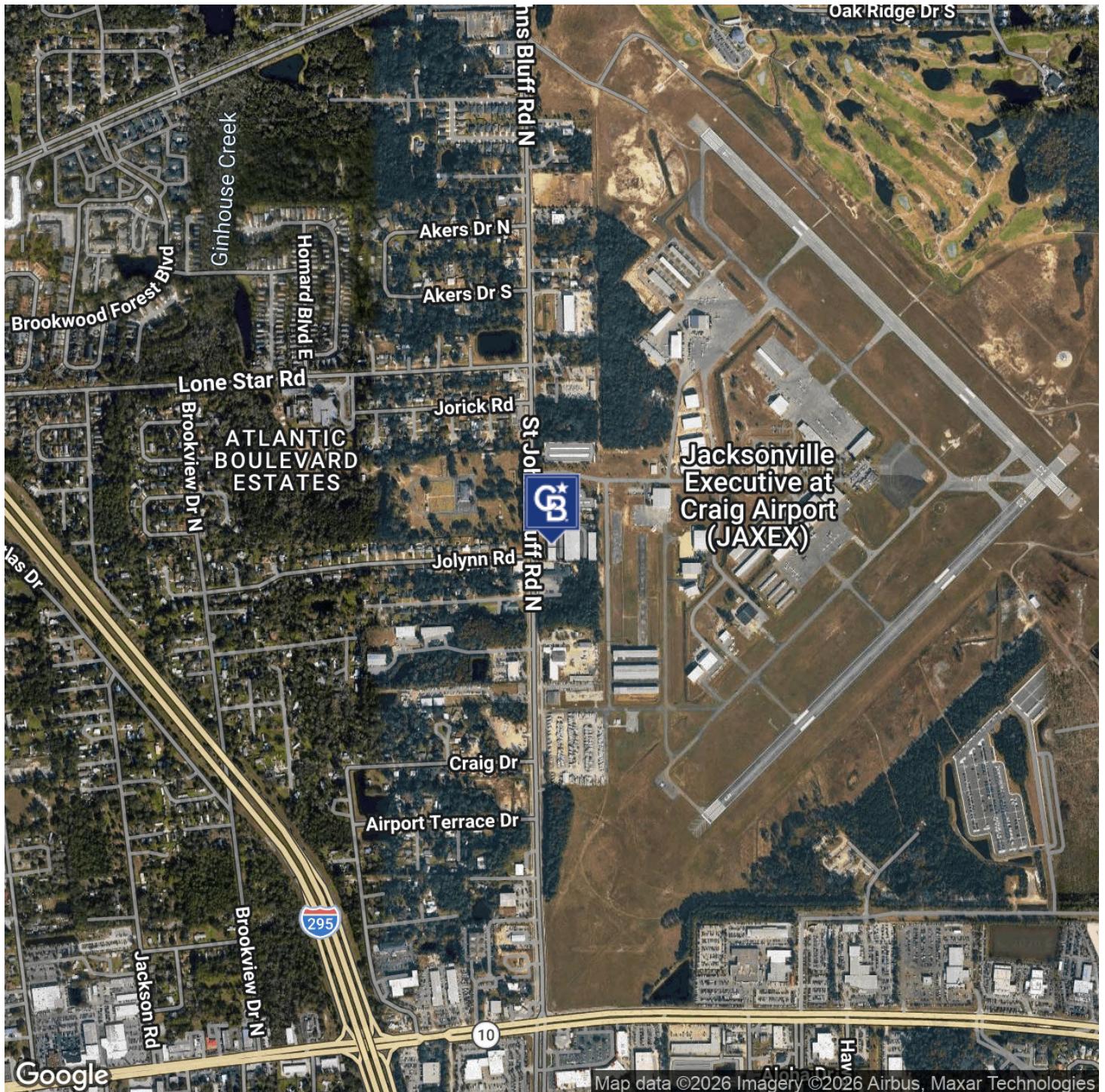


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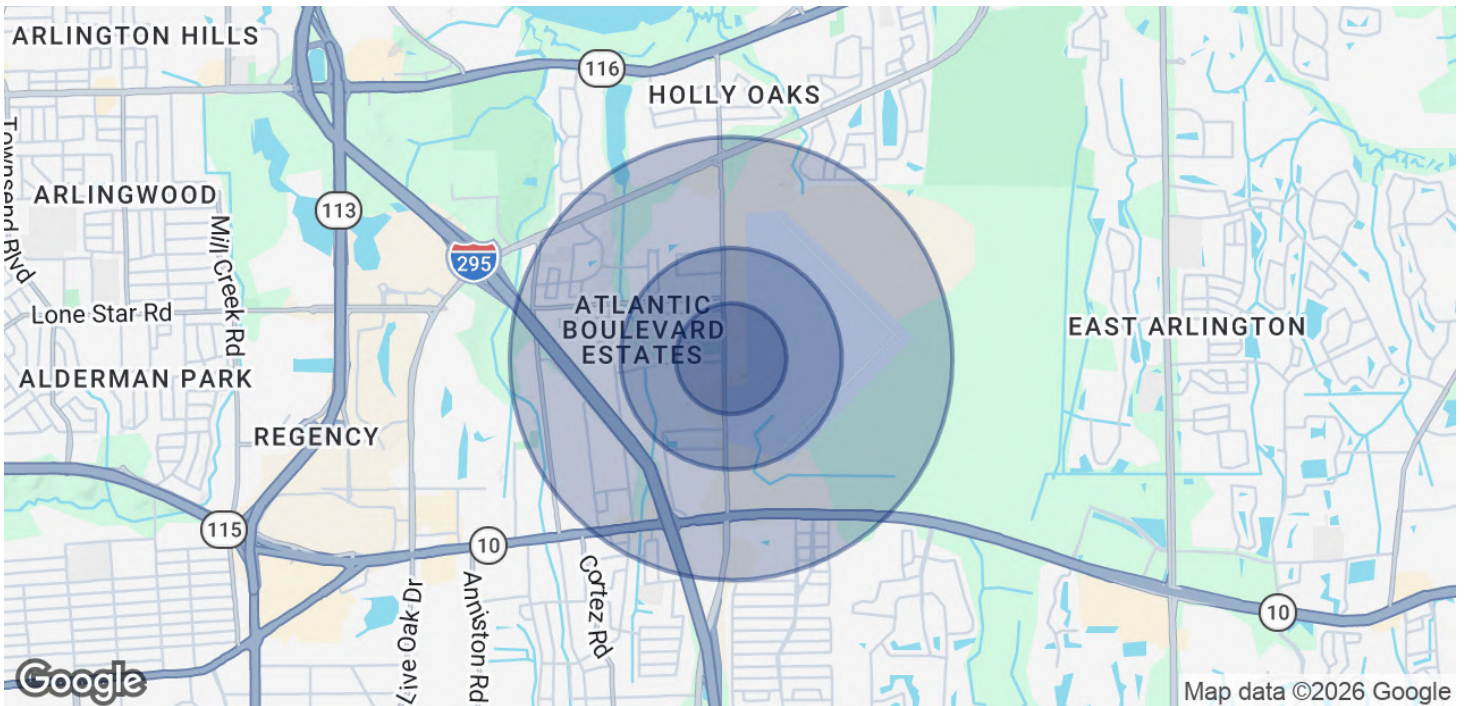


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	303	1,334	7,139
Average Age	35.3	36.1	34.7
Average Age (Male)	35.7	37	33.8
Average Age (Female)	33.3	34.3	37.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	478	2,899
# of Persons per HH	2.8	2.8	2.5
Average HH Income	\$87,844	\$85,558	\$77,566
Average House Value	\$297,685	\$286,128	\$268,126

2023 American Community Survey (ACS)

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