

DEVELOPMENT SITE | OWNER/USER OPPORTUNITY - FOR SALE



Highlights:

- Upstairs apartment
- Ample parking
- Quick interstate access
- Detached storage shed
- City water & sewer
- Prime development site location
- PUD zoning permits all CCG-1 uses, along with townhome development rights.
- FDOT improvements include a road diet featuring dedicated bike lanes, on-street parking, and a newly constructed roundabout.

Summary:

In demand development site or owner/user opportunity now available. Ideally located in the vibrant Murray Hill neighborhood, the property offers close proximity to downtown and convenient access positioned between I-10 and Roosevelt Blvd., providing a highly central location. This is an excellent opportunity for a developer, owner-user, or investor seeking a value-add asset with strong potential.

Offering Summary:

Asking Price:	\$1,400,000
Building Size:	9,872 SF
Lot Size:	1.02 AC
Taxes:	\$12,899.80/yr
Zoning:	PUD

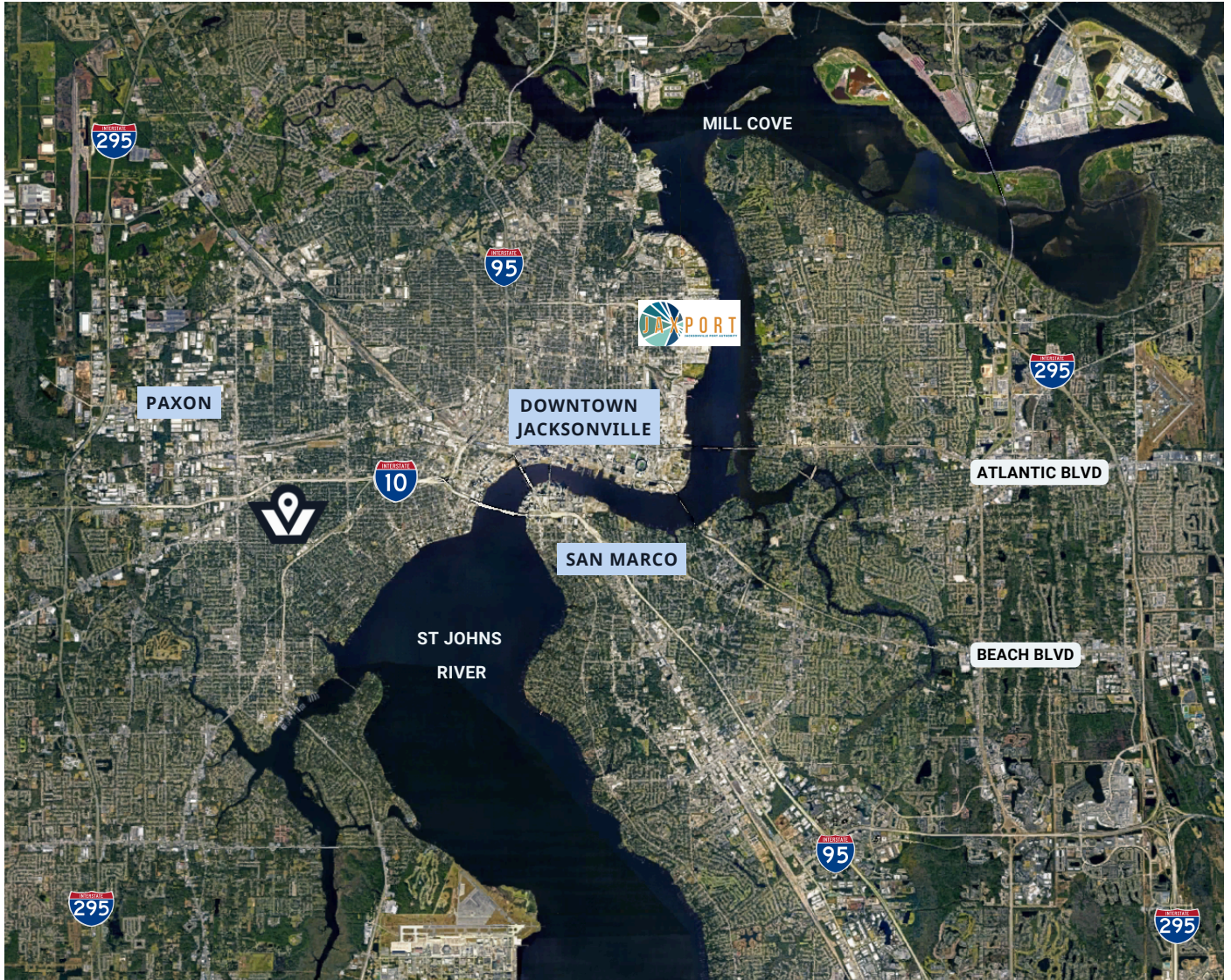
KYLE@VANCAMPCOMMERCIAL.COM

729 Edgewood Ave. S.

Property Photos



729 Edgewood Ave. S. Property Map



Kyle VanCamp
BROKER | OWNER

(904) 604 8189
kyle@vancampcommercial.com

1505 Dennis St., Ste 105
Jacksonville, FL 32204



KYLE@VANCAMPCOMMERCIAL.COM