

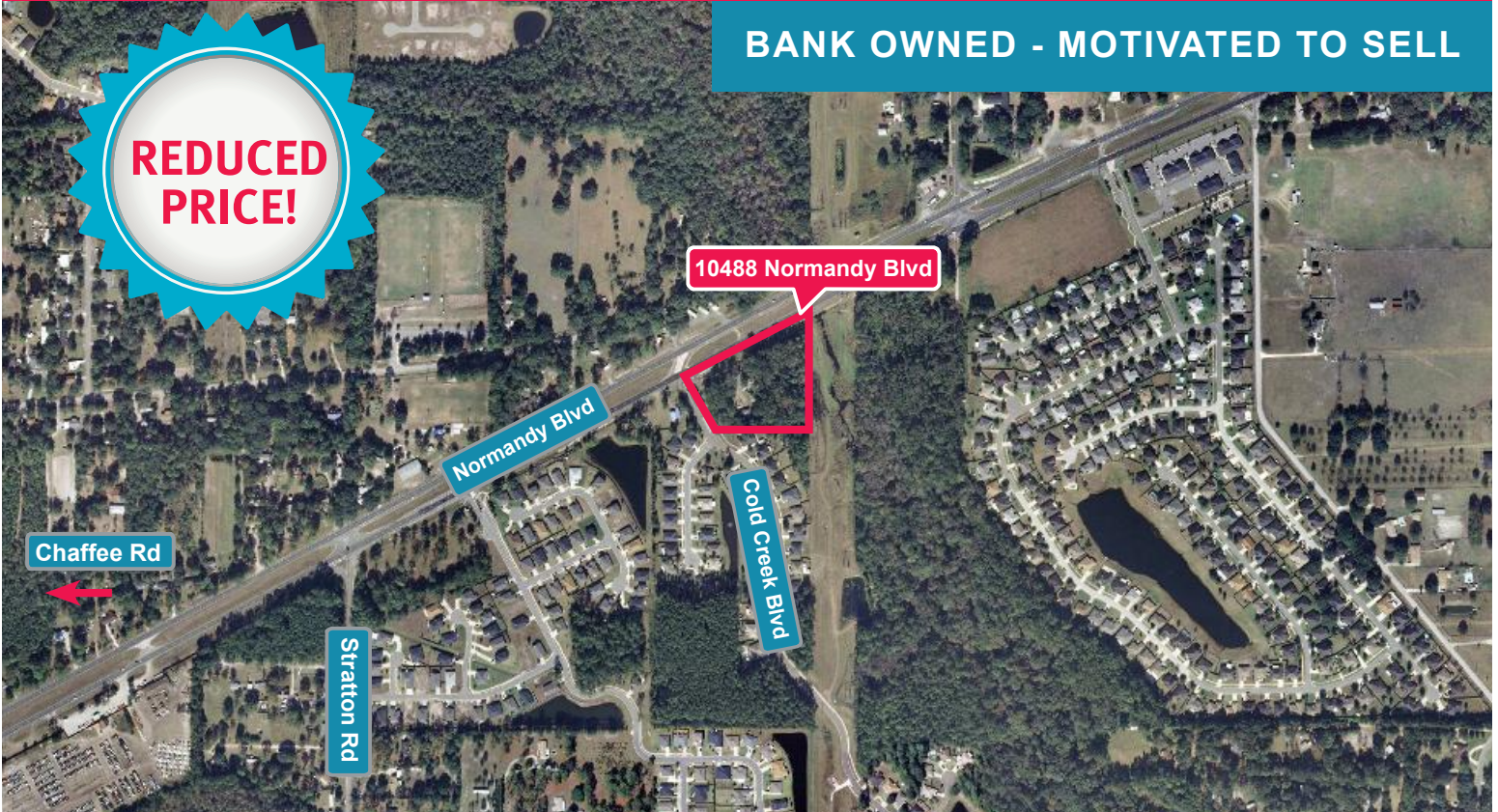
10488 Normandy Blvd

Jacksonville, FL | 32203



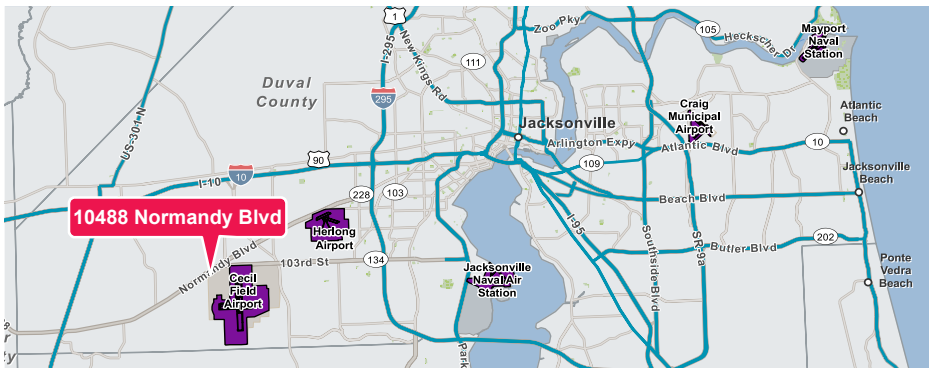
BANK OWNED - MOTIVATED TO SELL

REDUCED PRICE!



Land Available - ±3.6 AC For Sale - \$270,000

As exclusive agents, we are pleased to offer the following property for sale:



- ◆ Bank Owned - Motivated to sell
- ◆ Size ± 3.6 acres
- ◆ Zoning: PUD
- ◆ Use: Retail | office development
- ◆ Utilities: JEA water | Sewer | Electricity
- ◆ Close to I-10, Chaffee and I-295
- ◆ **FOR SALE: \$324,900**
- ◆ **REDUCED: \$270,000**

For further information, please contact our exclusive agents:

Bert Smith Senior Vice President bsmith@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.
904.399.5222/
10739 Deerwood Park Blvd. #310
Jacksonville, FL 32256

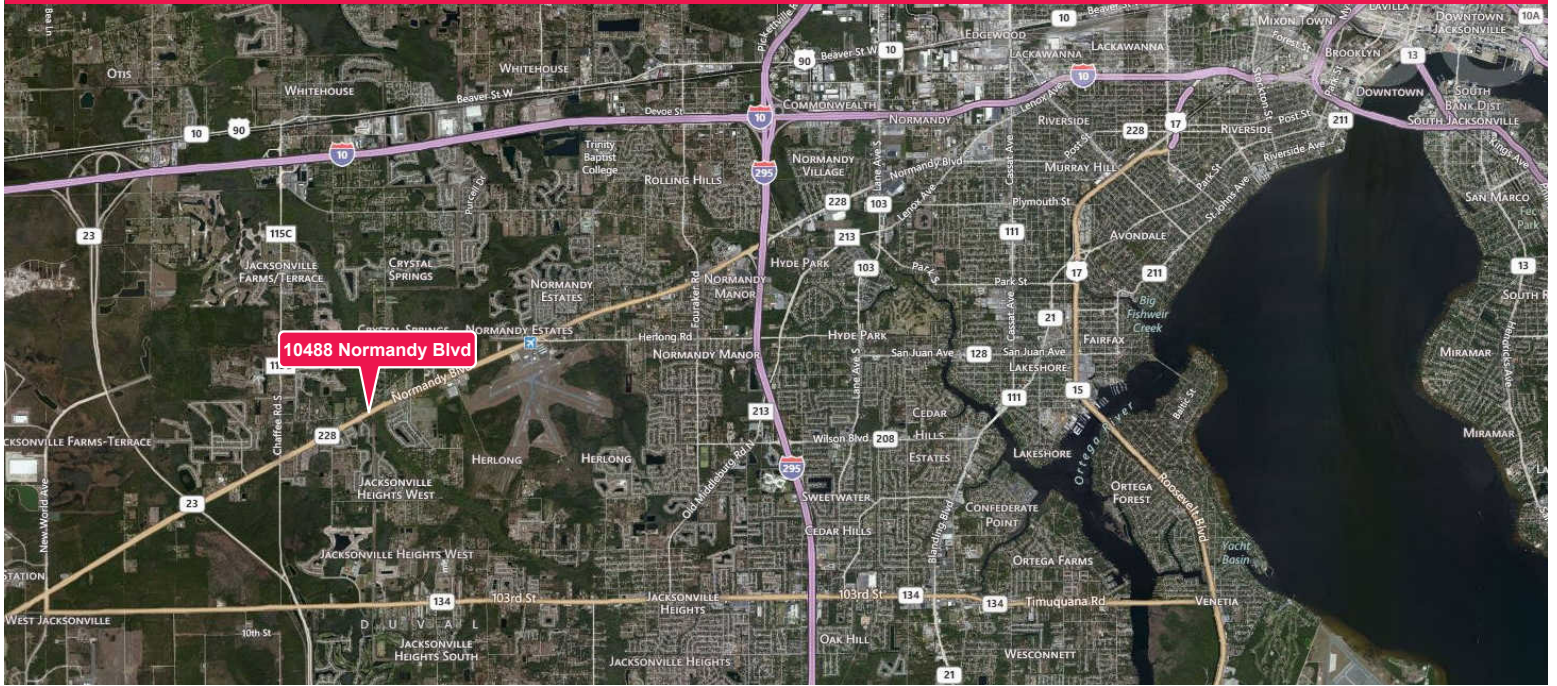
Newmark Grubb
Phoenix Realty Group

www.phoenixrealty.net

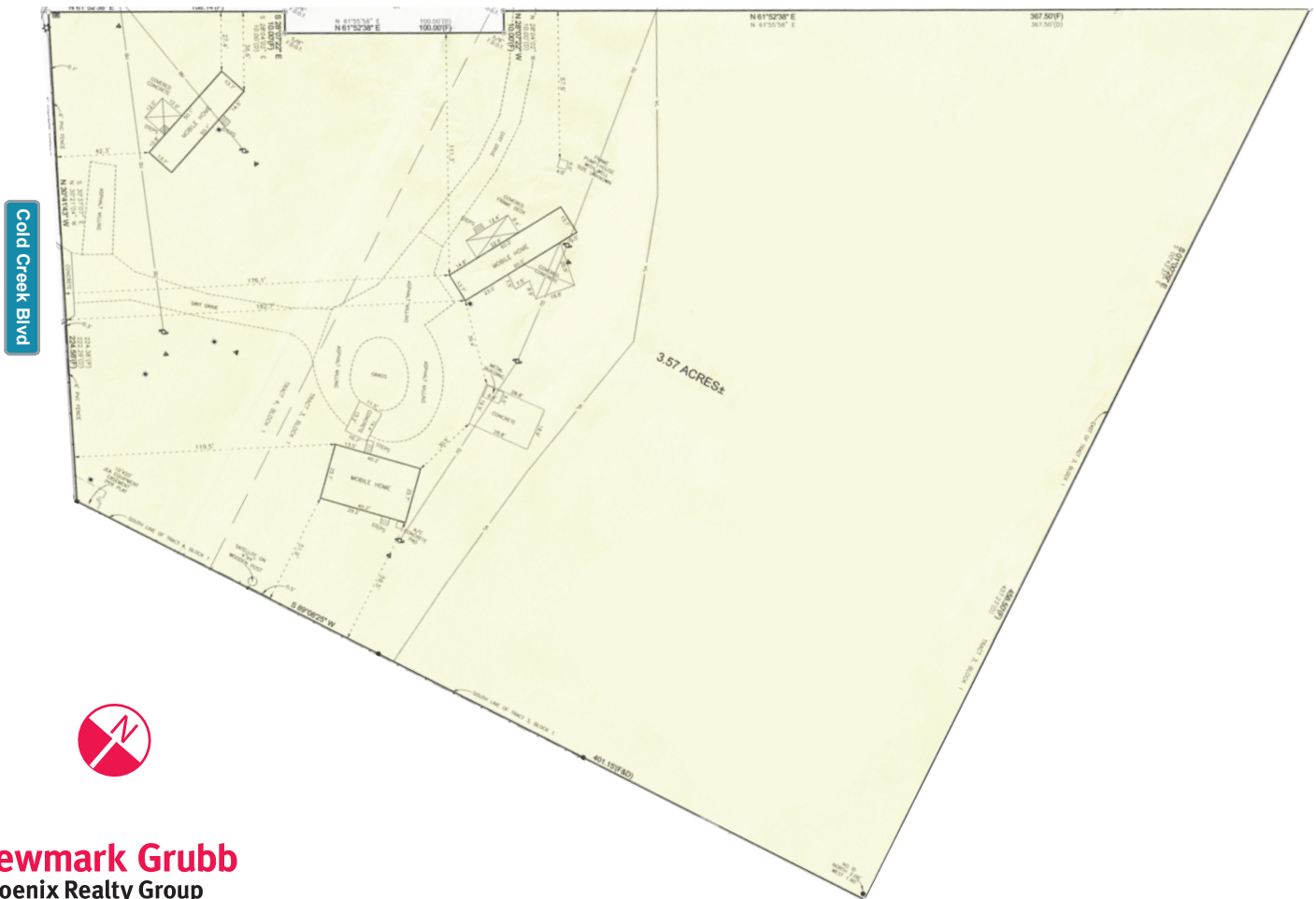
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Aerial, Survey & Site Location

Jacksonville, FL | 32203



Normandy Blvd



Newmark Grubb
Phoenix Realty Group

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.