

2258 RIVERSIDE AVENUE

JACKSONVILLE, FL 32204 | OFFERED AT \$1,079,000



**PROMINENT RIVERSIDE AVENUE
FRONTAGE**

PRIVATE PAVED REAR PARKING

LIVE / WORK POTENTIAL

A RARE RIVERSIDE OWNER-USER OPPORTUNITY

Prominently positioned on Riverside Avenue, this distinctive two-story brick property combines professional office functionality, historic architectural character, private on-site parking, a detached carriage house and compelling live/work potential. Currently utilized as professional office space, the property offers the presence and character sought by an owner-user who wants an address that makes an impression.

Mature oak trees, established landscaping, classic brick architecture and prominent frontage create exceptional curb appeal. Inside, beautiful hardwood floors, abundant natural light, classic details and a flexible configuration of private offices, conference/meeting areas and reception spaces provide a polished, move-in-ready environment.

DISTINCTIVE. FLEXIBLE. UNMISTAKABLY RIVERSIDE.



PROPERTY HIGHLIGHTS

- **Prominent professional presence:** Highly visible Riverside Avenue location with existing monument signage.
- **Private paved rear parking:** A significant convenience in the Riverside neighborhood.
- **Flexible interior:** Multiple private offices, meeting/conference areas, reception spaces and abundant natural light.
- **Live/work potential:** Opportunity to explore combining professional and residential uses, subject to zoning and approvals.
- **Detached carriage house:** Architectural and structural drawings contemplate approximately 480 SF of finished living space with living area, kitchen, full bath and loft-style bedroom.
- **Exceptional location:** Convenient to Riverside, Avondale, Downtown Jacksonville, medical facilities, dining, retail and professional services.

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FOR SALE | \$1,079,000
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Jacksonville, FL 32204

Information is believed accurate but is not guaranteed. Buyer should independently verify square footage, zoning, permitted uses, parking, feasibility of residential/live-work use, carriage house plans, permitting requirements and all other information material to buyer's intended use.