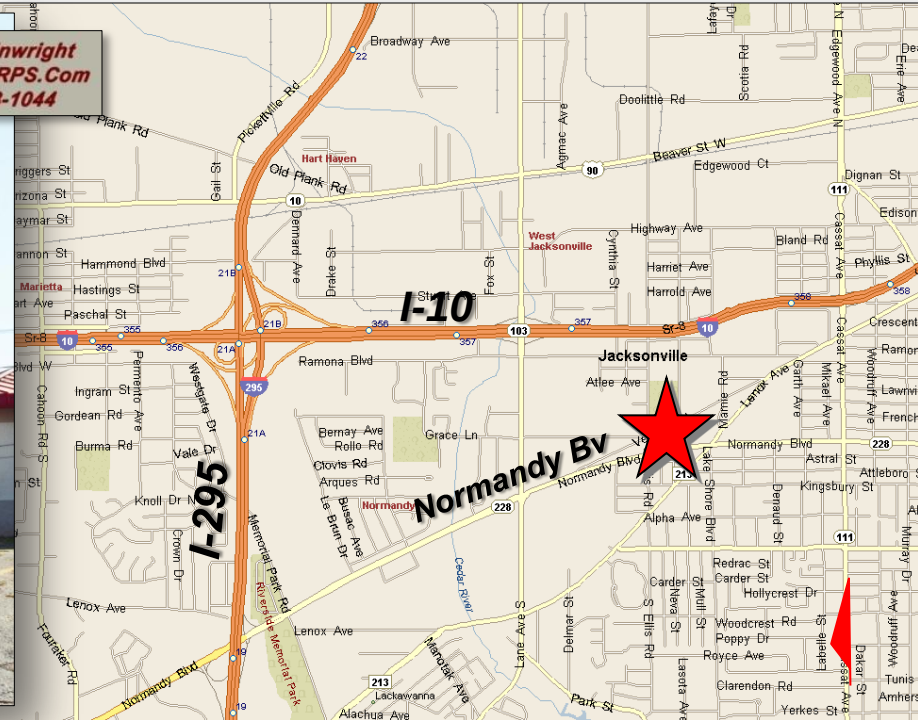


- FOR SALE -

+/- 5,040 SQ. FT. RETAIL BLDG



LOCATION: 5413 Normandy Blvd, Jacksonville, FL 32205; NW corner of Lenox Ave and Normandy Blvd.

IMPROVEMENTS/LAND: Built 1967 +/- 5,040 sq. ft. retail-office- showroom-warehouse CB on slab; includes 1 grade level door with +/- 12' clear ceiling on +/- ½ acre; potential fenced yard.

ZONING: CCG-2; allows retail-office, showroom w/warehouse, fast food, restaurant, bank and light fabrication.

UTILITIES: Well and Septic, JEA electric, 3 phase 200 amps

NEAR: I-95, I-10, JAXPORT Talleyrand, DT Jacksonville.

PRICE: \$425,000.00 **LEASE:** \$3,500/MTH (nnn)

All information furnished in regard to above property, for sale or lease was obtained from sources considered reliable, but no warranty or representation is made by owner as to the accuracy thereof and should not be relied upon, and the same is submitted subject to errors, omissions, change of lease rate, change of sale price, prior and/or withdrawal without notice.

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