

# **FOR SALE**

**1726 E. Church Street  
(+/- 26,076 sq. ft.)**



- Two office warehouse buildings: One 9,776 sq. ft. building built in 1988 and One 16,300 sq. ft. built in 1975 both located in the “heart” of the commercial trade area of Jacksonville’s Port.
- 3,712 sq. ft. of finished office fronting Talleyrand (2 Stories)
- Five (5) 10’ x 14’ Grade Level Doors
- 30’ x 30’ x 10’ Freezer
- 16’ Clear Ceiling Height in 16,300 sq. ft. Bldg.
- 24’ Clear Ceiling Height in 9,776 sq. ft. Bldg.
- Four (4) 5 Ton HVAC Units
- Concrete Block Construction
- Three (3) 400 AMP 3 Phase Panels
- Corner Lot (.86 Acres) • CCG-1 Zoning
- Close proximity to Alltel Stadium (parking lot income is \$26–28,000.00 per Jaguar Season & FL/GA Game).
- Asking Price: \$1,500,000.00, i.e. \$57.53 p.s.f.

***For more Information or Appointment Contact:***

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