

# FOR SALE

## 2 DOWNTOWN OFFICE BUILDINGS

444 E. DUVAL ST. & 411 E. MONROE ST., JAX., FL.



The property consists of two 2-story buildings built at different times (1969 & 1984) but attached by a 2<sup>nd</sup> floor corridor with offices.

Each building consists of approximately 10,000 SF and the corridor adds another 1,514 SF for a total of 21,514 Total Gross SF.

Located near the base of the Hart Bridge in Downtown's Northbank

Ample parking with 36 spaces including 16 covered spaces.

Zoned CRO

Duval County Parcel # 073527-0000

This property is for sale at \$1,100,000

FOR MORE INFORMATION OR AN APPOINTMENT PLEASE CALL:

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