



11150 Lem Turner Rd, Jacksonville, FL 32218

\$2,650,000

Unbranded

Outstanding location for redevelopment or re-open gas station cstore and car wash



Gilbert Sang
FL 686745
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Listing Added: 06/26/2024
Listing Updated: 06/27/2024



Details

Asking Price	\$2,650,000	Property Type	Retail
Subtype	Convenience Store, Gas Station	Investment Type	Owner/User
Investment Sub Type	Redevelopment	Tenancy	Vacant
Square Footage	1,750	Price/Sq Ft	\$1,514.29
Occupancy Date	08/01/2024	Units	1
Year Built	1989	Buildings	2
Stories	1	Permitted Zoning	CCG-1
Lot Size (sq ft)	57,375	Parking (spaces)	20
Gas Pumps	4	Broker Co-Op	Yes
Ground Lease	No	Ownership	Fee

Marketing Description

This closed gas station is complete with a convenience store and car wash, strategically located at a busy, signalized intersection. This prime positioning ensures excellent visibility and easy access from main thoroughfares, as well as direct entry from a neighboring shopping center. Such a location offers a wealth of potential for redevelopment or business opportunities, given the high traffic volume and convenience for potential customers. The presence of multiple amenities on-site, including the convenience store and car wash, adds to the value proposition, making it an attractive option for investors or businesses looking to capitalize on its strategic location and built-in customer conveniences. Lease offer considered.

Investment Highlights

- Gas Station with 4 dispensers
- Convenience store
- Car wash facility
- Property suitable for additional revenue centers

Location (1 Location)



Property Photos (7 photos)

