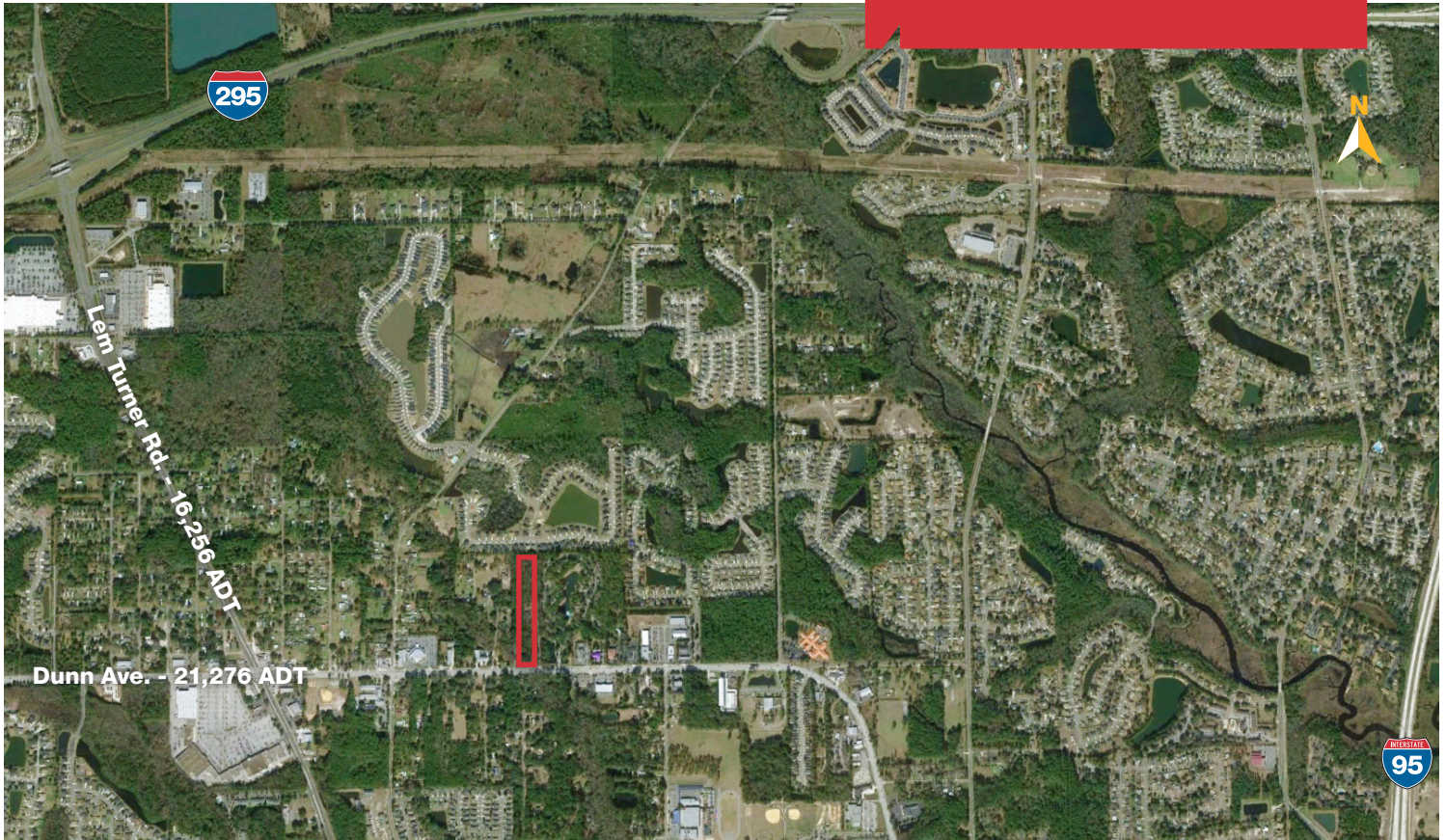


For Sale

6.5 Acres
Commercial Land Zoned
RMD



2525 Dunn Avenue

Jacksonville, FL 32218

- Great location in a well established neighborhood minutes from I-295
- Property next door to North Lake Apartments
- Beautiful setting ideal for Church or new development

Price: \$1,000,000

For more information:

Carmen Mantay

+1 904 404 4450 • cm@naihallmarkpartners.com



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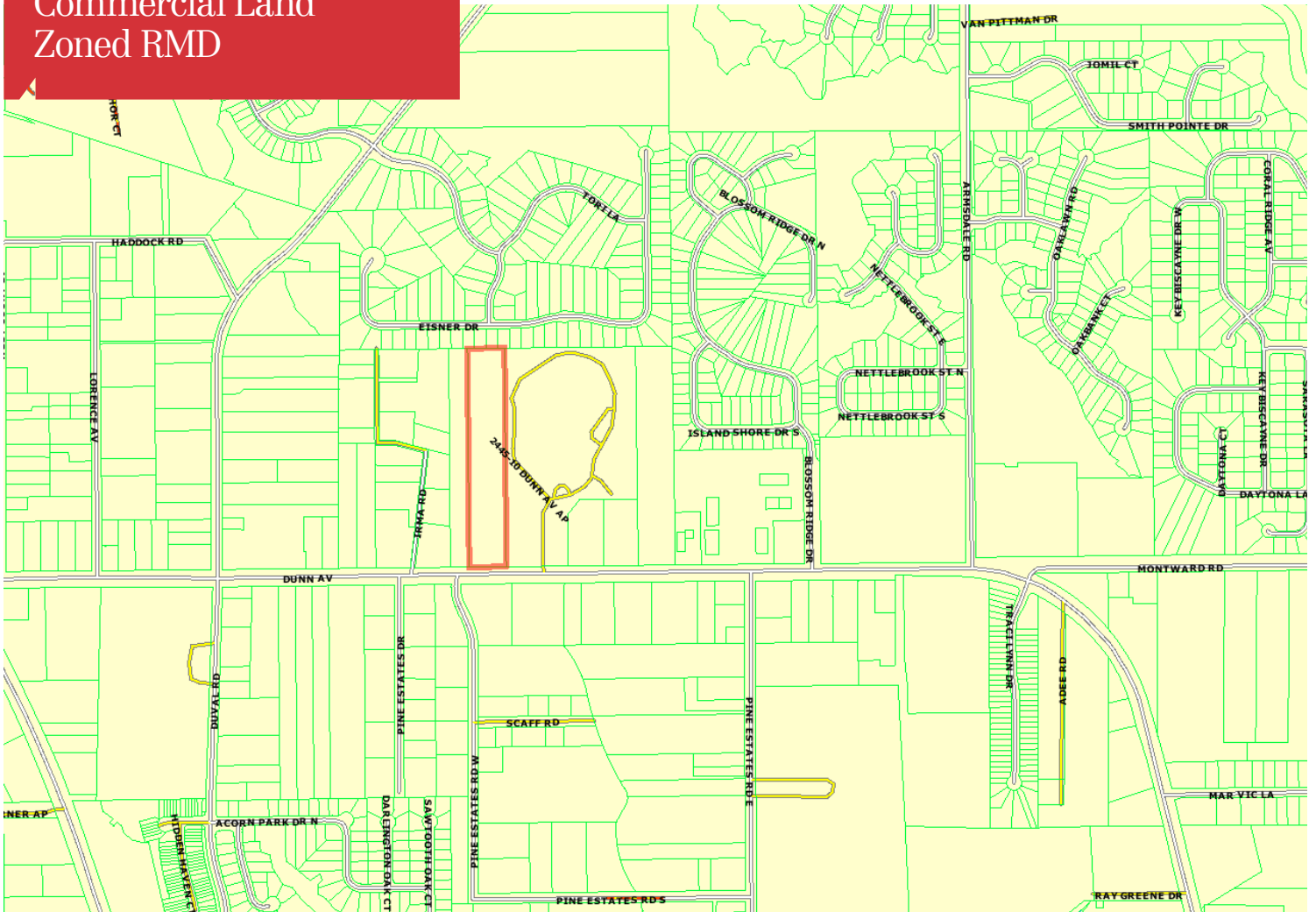
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Zoning Description

Duval County Commercial Community/General-1 (CCG-1) Classification

Permitted uses and structures

- Commercial retail sales and service establishments
- Banks, including drive-thru tellers, savings and loan institutions, and similar uses
- Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses
- Hotels and motels
- Commercial indoor recreational or entertainment facilities
- Art galleries, museums, community centers, dance, art or music studios
- Vocational, trade or business schools and similar uses
- Day care centers or care centers
- Off-street commercial parking lots
- Adult Congregate Living Facility (but not group care homes or residential treatment facilities)
- An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant
- Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity
- Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- Veterinarians and animal boarding
- Personal property storage establishments
- Retail outlets
- Essential services, including water, sewer, gas, telephone, radio, television and electric
- Churches, including a rectory or similar use
- Outside retail sales of holiday items
- Wholesaling or distributorship businesses located within a retail shopping center
- Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
- Filling or gas stations
- Dancing entertainment establishments not serving alcohol

See Jacksonville, FL Code of Ordinances Sec. 656.313 for permitted uses by exception



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