

FOR SALE > RETAIL/OFFICE SPACE

DeLoach Furniture Building

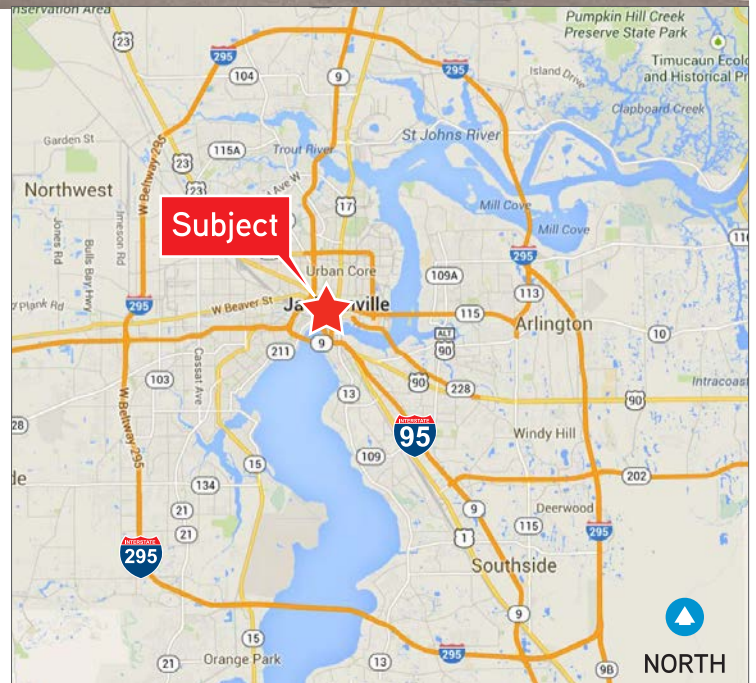
420 BROAD STREET, JACKSONVILLE, FL 32202

18,280± SF AVAILABLE - 3 STORY BUILDING



Property Features

- > CBD - across from new Duval County Court House
- > 3-story building
- > Excellent conversion project to apartments/hotel/lofts/offices
- > Parking lot behind the building
- > 98'± frontage on Broad Street
- > Can qualify for historical building rehab funding
- > **Sale Price:** \$1,400,000.00



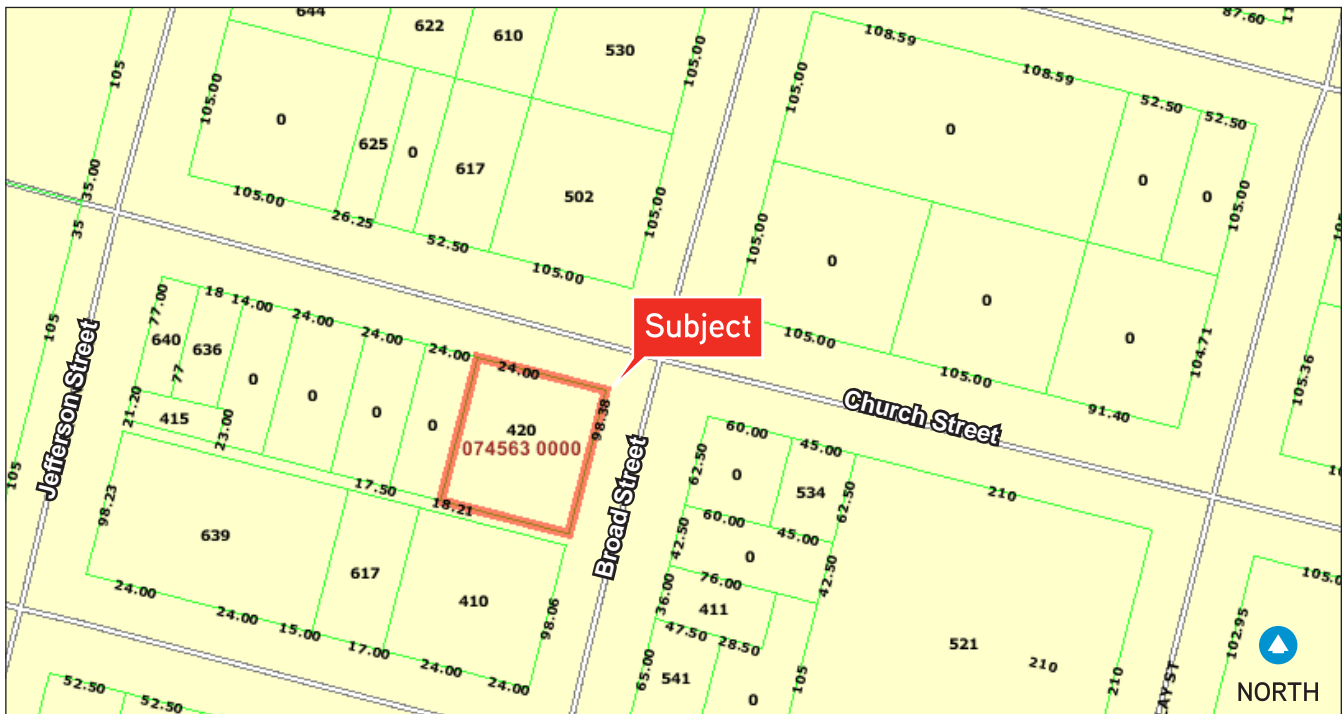
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Street & Plat Map

A map of downtown Jacksonville, Florida, centered around the intersection of Broad Street and Church Street. A red star marks the location of the "Subject". The map shows a grid of streets including W Duval St, W Adams St, W Forsyth St, W Bay St, Water St, N Pearl St, Julia St, Hogan St, N Laura St, Main St, and S Main St. Key landmarks include the Duval County Courthouse Annex, Hemming Plaza, Convention Center, The Prime F. Osborn III Convention Center, Times-Union Center for the Performing Arts, and The Jacksonville Landing. Major highways like I-95 and I-10 are visible on the left side. A north arrow is located in the bottom right corner.

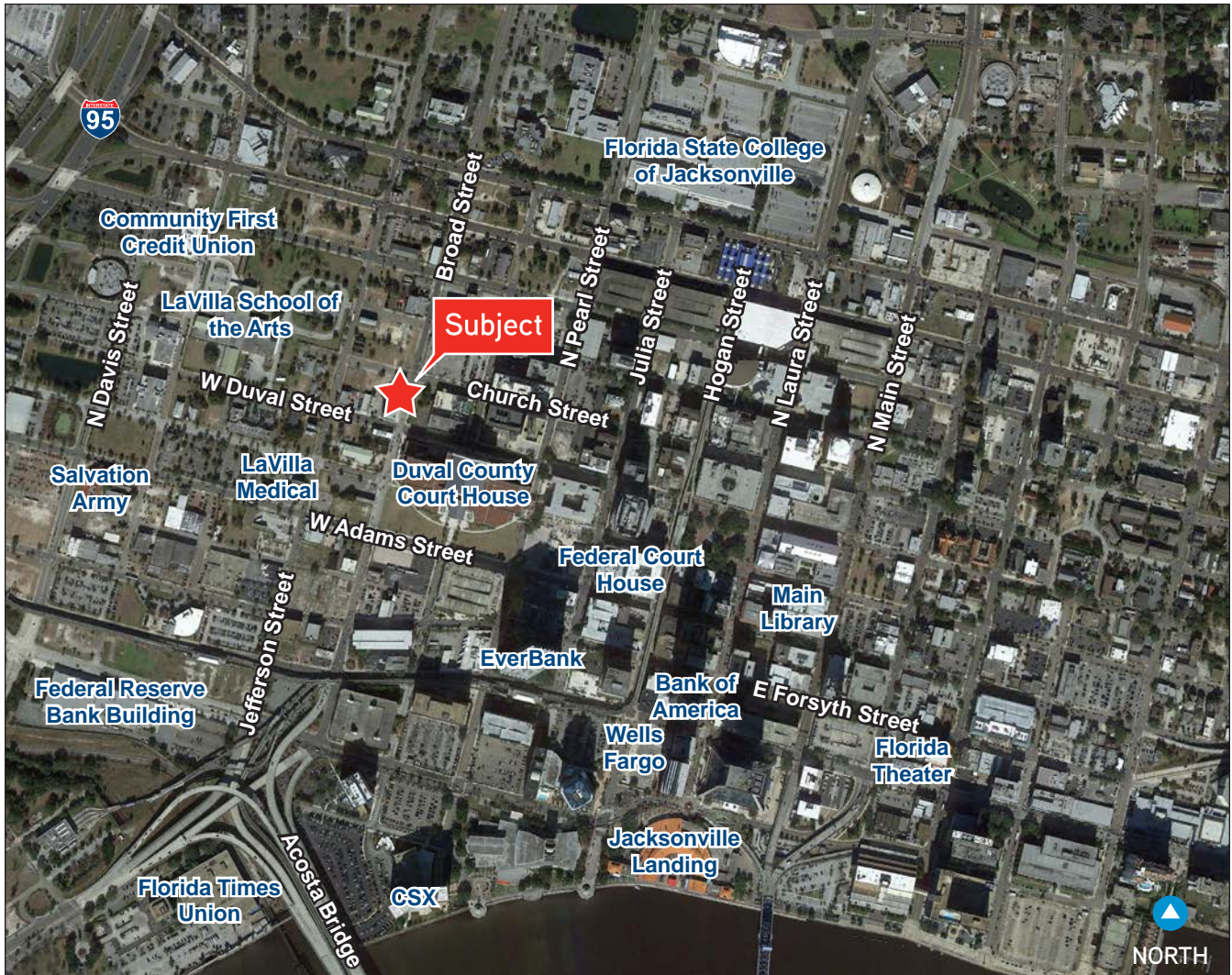


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Aerial

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18,280± SF Available > Aerial

Survey

CHURCH STREET WEST
70' RIGHT-OF-WAY

BROAD STREET NORTH
(FORMERLY BRIDGE STREET BY PLAT)
60' RIGHT-OF-WAY

LOT 19: 17.50' (PLAT) x 100.00' (DEED). Notes include "THE WEST 17.50 FEET OF LOT 19 NOT INCLUDED IN THIS SURVEY" and "SET 1/2\" IRON PIPE DURDEN L.B. #6696".

LOT 18: 24.00' (PLAT) x 100.00'. Note: "REAL ESTATE NO. 074564-0000 O.R.V. 6487, PAGE 926".

LOT 17: 24.00' (PLAT) x 100.00'. Note: "FOUND 1/2\" IRON PIPE NO IDENTIFICATION".

LOT 16: 24.00' (PLAT) x 100.00'. Note: "FOUND X-CUT IN 8\" BRICK WALL".

LOT 15: 25.00' (PLAT) x 100.00'. Note: "REAL ESTATE NO. 074563-0000 O.R.V. 5332, PAGE 350 3 STORY BRICK BUILDING #420".

LOT 14: 25.00' (PLAT) x 100.00'. Note: "FOUND 3/4\" IRON PIPE NO IDENTIFICATION".

ALLEY: 10' ALLEY BY PLAT, 30.50' wide.

STREETS: CHURCH STREET WEST (70' R.O.W.), BROAD STREET NORTH (60' R.O.W.).

Other features: 5" CONCRETE HEADER CURB, ROAD SIDE PARKING, ASPHALT SIDEWALK, 6.5" CONCRETE SIDEWALK, 8" BRICK WALL, BROKEN & BURIED CONCRETE & BRICK, TYPICAL 18" CONCRETE COLUMNS, STORE FRONT COLUMNS & ENTRANCES NOT SHOWN, FIRE ESCAPE NOT SHOWN, UNABLE TO FIND OR SET TRUE CORNER & UNDER CONCRETE & COLUMN AT BUILDING CORNER.

Second Floor Plan

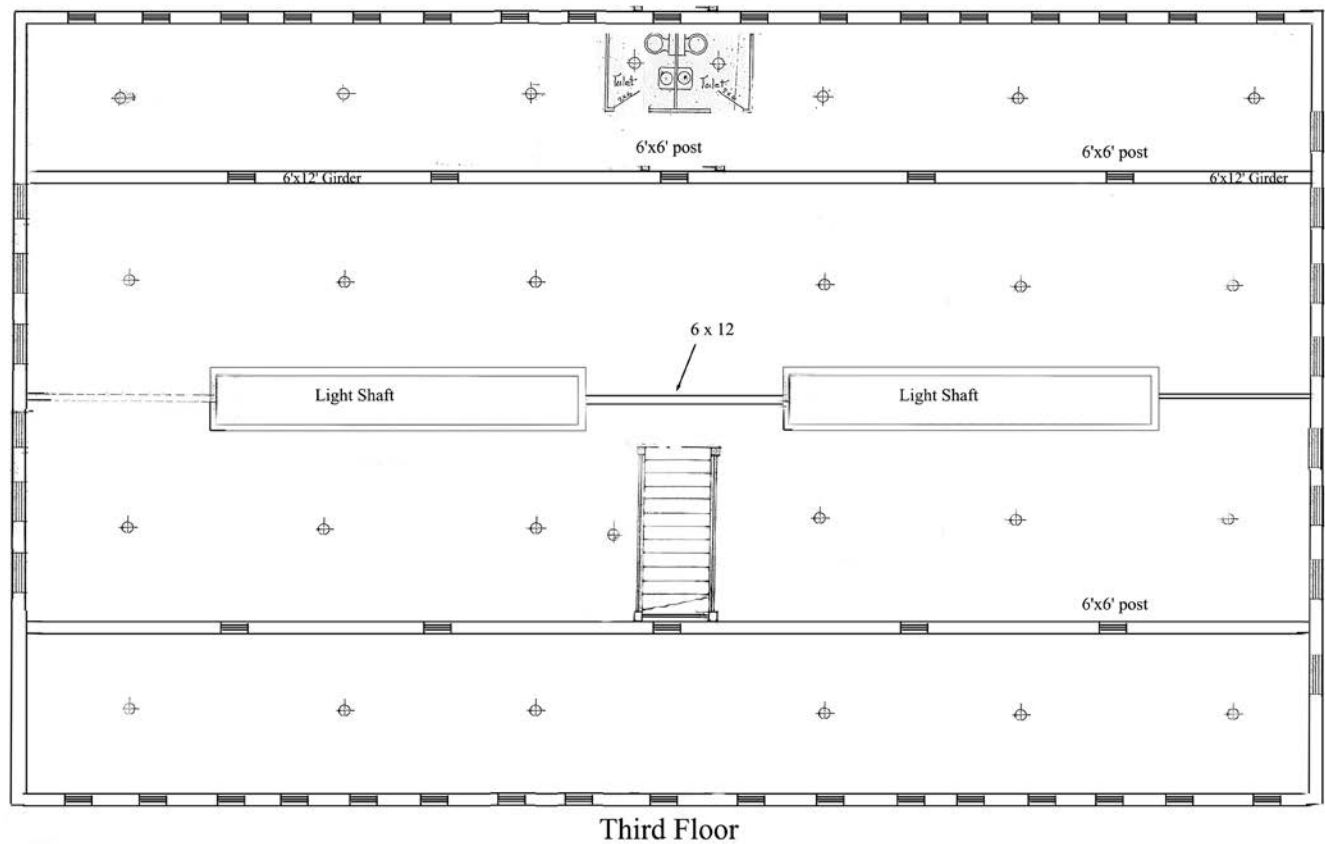
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Third Floor Plan

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Northeast Florida