

RIVERSIDE WAREHOUSE DISTRICT - SPACE 42

2670 Phyllis St, Jacksonville, FL 32204



SALE PRICE:	\$1,500,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	0.9 Acres
BUILDING SIZE:	15,561 SF
RENOVATED:	2018
ZONING:	IL
MARKET:	Riverside
SUBMARKET:	Riverside Warehouse District
PRICE / SF:	\$96.39

PROPERTY HIGHLIGHTS

KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32065

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
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cmclain@kahlecg.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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ART DISTRICT / WAREHOUSE / EVENT VENUE FOR SALE & LEASE

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MAP SHOWING
BOUNDARY SURVEY
OF

LOT 1, BLOCK 4, BUNGALOW VILLAS, AS RECORDED IN PLAT BOOK 7, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT 1, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF KINGS STREET (AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF PHYLLIS STREET (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°44'01" EAST, A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°44'01" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 253.20 FEET TO AN ANGLE POINT IN SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 00°15'59" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1.60 FEET; THENCE NORTH 87°05'45" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 29.52 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8261, PAGE 876 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 00°23'44" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 132.64 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°38'01" WEST A DISTANCE OF 111.79 FEET; THENCE SOUTH 04°06'38" EAST, A DISTANCE OF 7.27 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 15924, PAGE 1382 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89°06'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 155.82 FEET; THENCE NORTH 03°40'56" WEST, DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 5.97 FEET; THENCE SOUTH 88°38'01" WEST, A DISTANCE OF 12.35 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 6093, PAGE 1340 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 01°35'24" WEST ALONG THE EASTERLY LINE OF SAID LANDS A DISTANCE OF 138.29 FEET TO THE **POINT OF BEGINNING**.

BOTH OF SAID PARCELS BEING THE SAME LANDS AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 16810, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL ID NOS.: 064668-0000, 064705-0000 & 064662-0005; A/K/A 2670 PHYLLIS STREET, JACKSONVILLE, FL 32204

CERTIFIED TO:
SKINNY WATER VENTURES, LLC
TRADEMARK TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGEND:

- = FOUND 1/2" IRON PIPE NO ID
- = UNLESS OTHERWISE NOTED
- = FOUND 4"x4" CONCRETE MONUMENT NO ID
- = UNLESS OTHERWISE NOTED
- ⊠ = SET 4"x4" CONCRETE MONUMENT LB 7944
- ⊙ = FOUND PK NAIL NO ID
- ⊕ = UNLESS OTHERWISE NOTED
- ⊗ = SET PK NAIL LB 7944
- Δ = BIELA
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD LENGTH
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENT
- D.B. = DEED BOOK
- O.R. = OFFICIAL RECORD BOOK
- PG. = PAGE
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- A.C. = AIR CONDITIONING UNIT
- ⊞ = POWER POLE WOOD
- ⊞ = POWER POLE CONCRETE
- ⊞ = SATELLITE DISH
- ⊞ = GUY ANCHOR
- ⊞ = INFORMATION SIGN
- ⊞ = WATER METER
- ⊞ = FIRE HYDRANT
- ⊞ = WATER VALVE
- ⊞ = MAIL BOX
- = 5" POST
- = 5" SQUARE POST
- ⊞ = WIRE PULL BOX
- = CHAIN LINK FENCE
- = WIRE FENCE
- C— = CABLE FENCE
- TEL— = UNDERGROUND TELEPHONE LINE
- ELEC— = UNDERGROUND ELECTRIC LINE
- WTR— = UNDERGROUND WATER LINE
- FOG— = UNDERGROUND FIBER OPTIC LINE
- SS— = UNDERGROUND SANITARY SEWER LINE
- CATV— = UNDERGROUND TELEPHONE LINE
- UNK— = UNKNOWN UNDERGROUND LINE
- OHU— = OVERHEAD UTILITY LINE
- WET— = WET LAND LINE
- TOP— = TOP OF DITCH/SLOPE
- BOT— = BOTTOM OF DITCH
- ⊙ = SEWER MANHOLE
- ⊙ = SEWER MANHOLE
- ⊙ = SEWER VALE
- ⊙ = MAPLE TREE & SIZE
- ⊙ = PECAN TREE & SIZE
- ⊙ = PINE TREE & SIZE
- ⊙ = OAK TREE & SIZE
- ⊙ = SWEETGUM & SIZE
- LO = LIVE OAK
- LL = LONG LEAF PINE
- TL = TWIN
- M = MULTIPLE
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- CPP = CORRUGATED PLASTIC PIPE
- CI = CAST IRON PIPE
- (00.00) = HARD ELEVATION
- (00.00) = SOFT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- A = ASPHALT
- G = GUTTER
- C = CURB
- = ASPHALT
- = CONCRETE

GENERAL NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT OR REPORT; THEREFORE THERE MAY BE ADDITIONAL MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
- A BEARING OF N 89°44'01" W WAS HELD ON THE SOUTHERLY RIGHT OF WAY LINE OF PHYLLIS STREET AS RECORDED IN OFFICIAL RECORDS VOLUME 16810, PAGE 80 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
- PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 12031C0354H, DATED JUNE 3, 2013.
- ALL ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PRIMARY BENCH MARK:

B.M. = FOUND CITY OF JACKSONVILLE, FLORIDA BENCH MARK. X-CUT ON EASTERLY FACE OF CONCRETE BASE TO A STREET LIGHT. X-CUT IS 14.27' WEST OF THE WEST EDGE OF PAVEMENT OF STOCKTON STREET AND 69.90' SOUTH OF THE EDGE OF PAVEMENT OF ROSSELLE ST. ELEVATION IS 18.090 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

DONALD M. JOHNSON, JR.
FLORIDA REGISTERED LAND SURVEYOR NO. 5613
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOHNSON
SURVEYING & MAPPING, INC.

JOHNSON SURVEYING & MAPPING, INC.
10250 NORMANDY BLVD., SUITE 604
JACKSONVILLE, FLORIDA 32221
LICENSED BUSINESS NO. 7944

PHONE (904) 619-6630
FAX (904) 619-6786

W.O. NO.: 2016156

SURVEY DATE: 12-14-16

DRAFTED BY: GUITTAR

CHECKED BY: DMJ

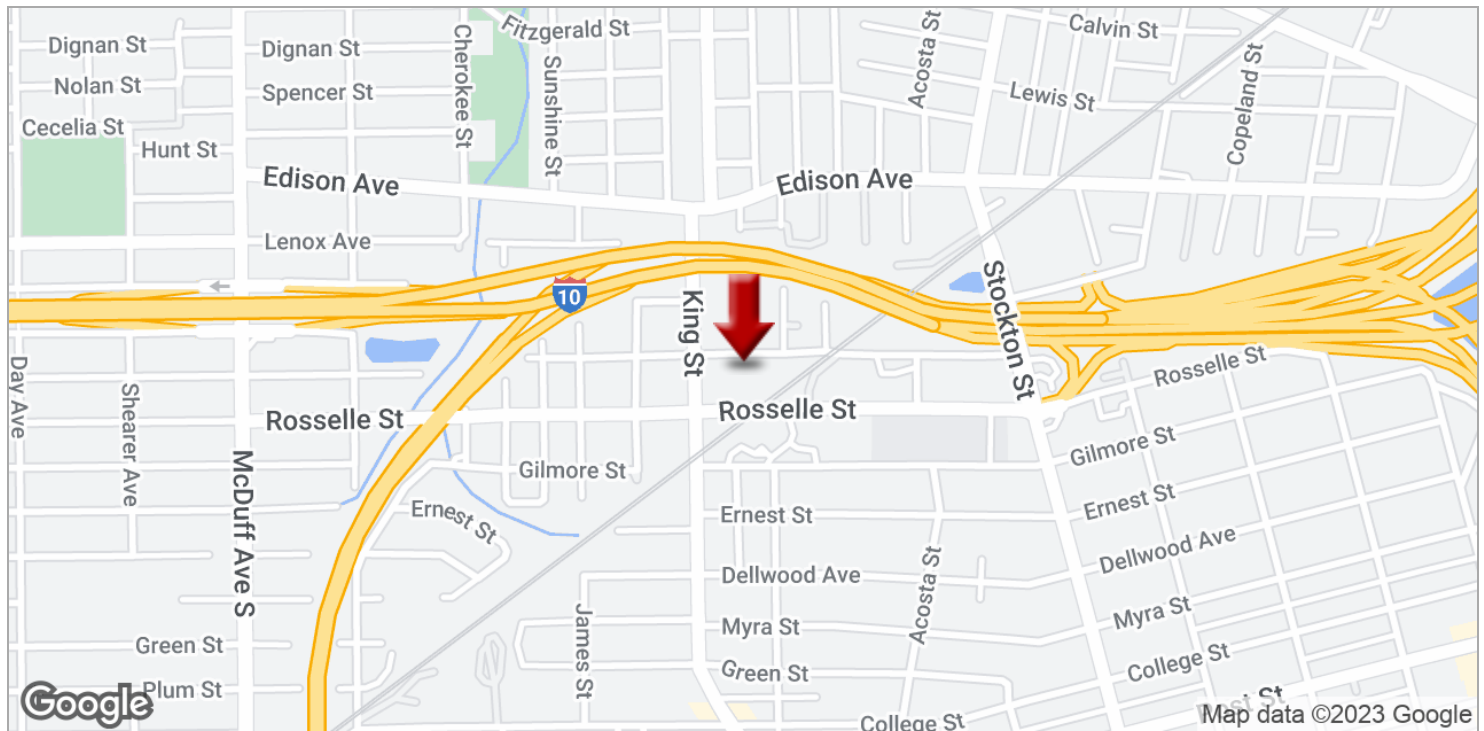
CAD FILE: 16156.DWG

FB 23 PG 136-139, 142-144

W.O. NO.: D-16-156

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