

BANK OWNED! COMMERCIAL BUILDING WITH APARTMENT

918 Ridgewood Avenue
Holly Hill, Florida 32117

Property Summary

Property: 918 Ridgewood Avenue
Parcel No: 5337-41-01-0091
Status: For Sale
Size: Building 1 - 6,658 SF
Building 2 - 1,750 SF
Building 3 - 1,250 SF
Total 9,658 SF on 0.84+/- Acres



Price: **\$225,000 / \$23.30 per SF**

Year Built: 1957 & 1979

Zoning: CC1 'Commercial'

Population (est.):	<u>1 MILE</u> 7,797	<u>3 MILES</u> 58,862	<u>5 MILES</u> 105,549
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Average HHI (est.):	<u>1 MILE</u> \$41,489	<u>3 MILES</u> \$40,448	<u>5 MILES</u> \$44,773
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Traffic Count: 21,500 vehicles per day - Ridgewood Avenue

- Property Highlights:
- Building 1 - 5,165 SF former Animal Hospital on the first floor and 1,493 SF second floor Apartment with hardwood floors
 - Building 2 - 1,750 SF Office/Retail Units
 - Building 3 - 1,250 SF Warehouse Storage
 - Great Visibility with 147+/- FF on Ridgewood Avenue and just south of 10th Street
 - Great Ridgewood Avenue exposure with Freestanding Sign
 - Potentially 5+ Rentable Units

Rock Solid in Commercial Real Estate

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PICTURES

PRUDENTIAL COMMERCIAL

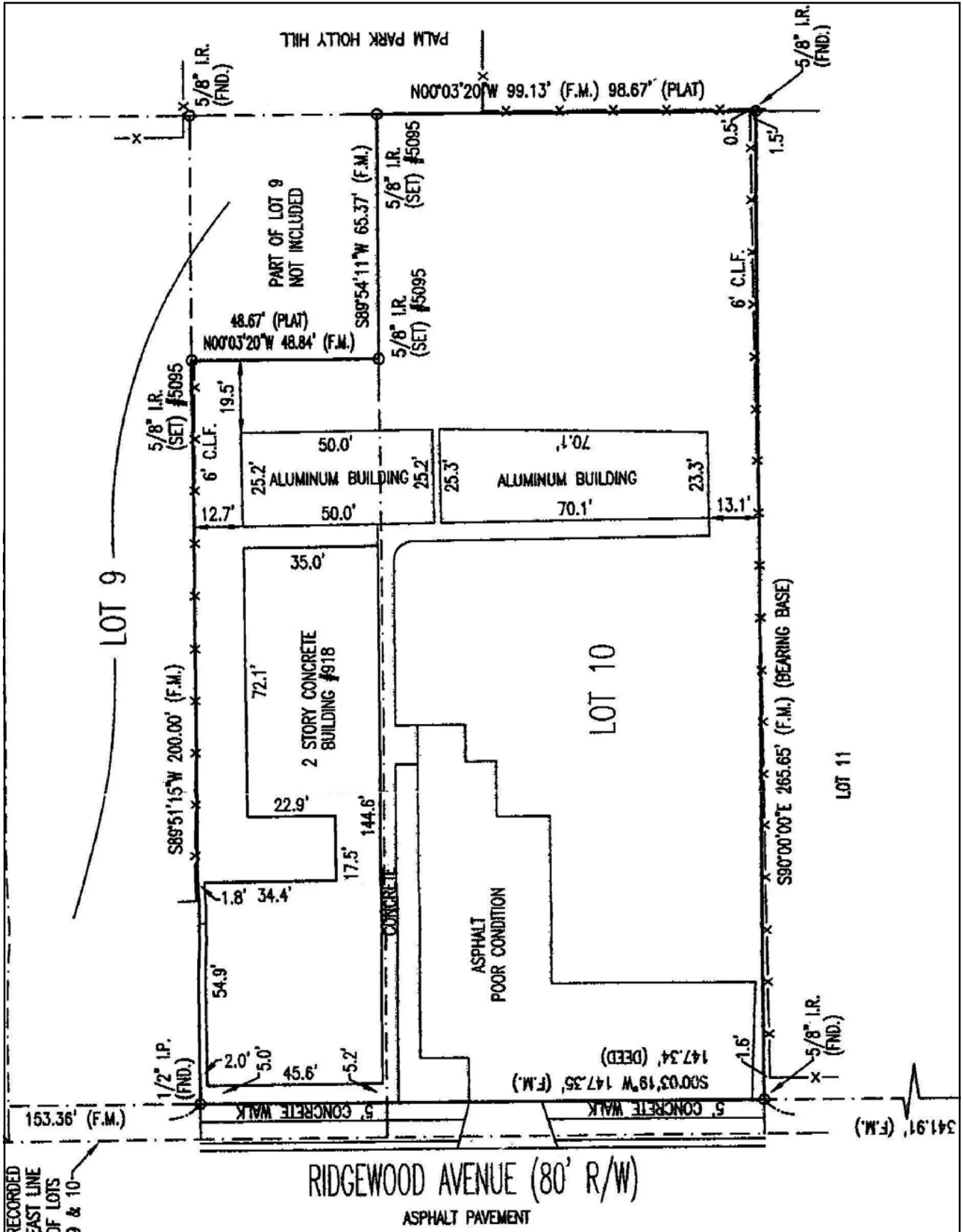


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SURVEY

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