

## LAND FOR SALE

# 2232 N EDGEWOOD AVE

2232 N Edgewood Ave, Jacksonville, FL 32254



### PROPERTY FEATURES

- From I-10, North on Cassat, to North on Edgewood, property on left
- Parcel #048864 0000 and 048850 0050 included in this 1.20 acre Zoned CCG-2, fenced with easy access to I-10 and I-295
- \$200,000



**KW COMMERCIAL**  
4465 U.S. Hwy 17,  
Suite 2  
Fleming Island, FL 32003

**SANDRA KAHLE, CCIM**  
Managing Director  
O 904.541.0700  
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**CYNTHIA MCLAIN, CCIM**  
Broker Associate  
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Kahle Commercial Group

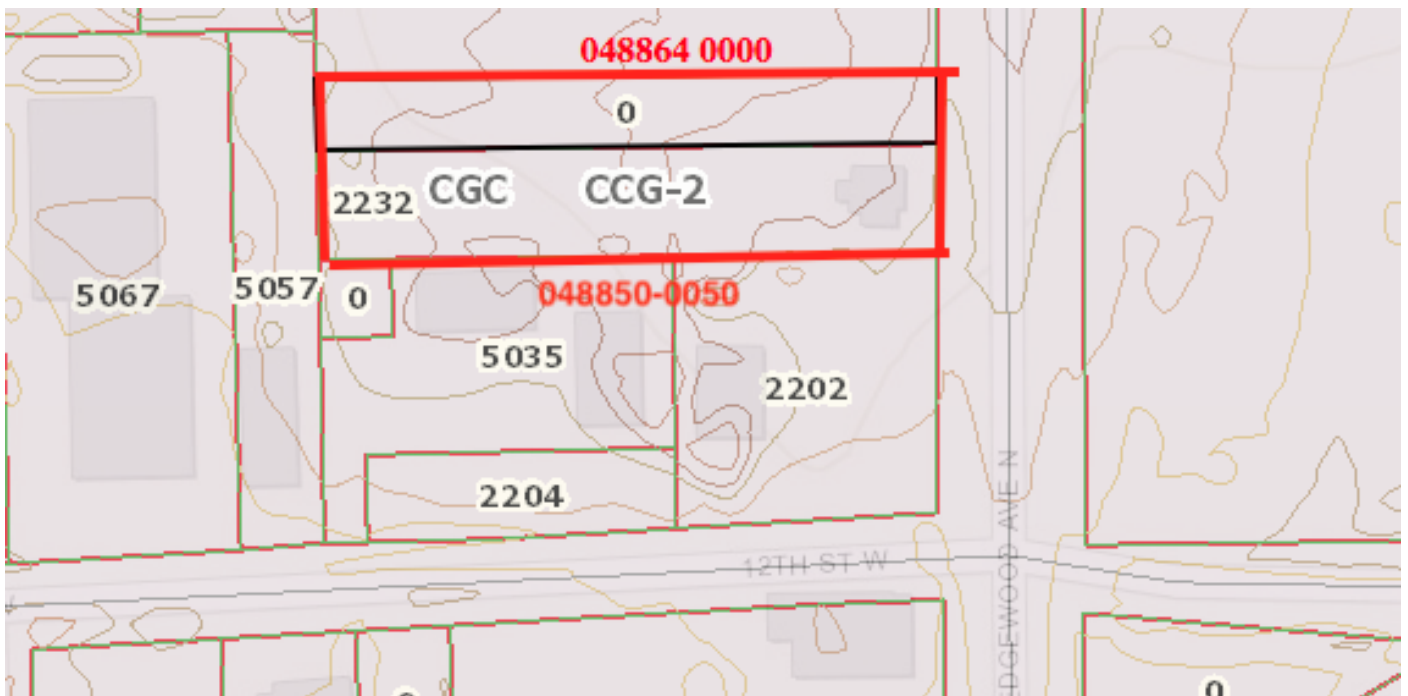
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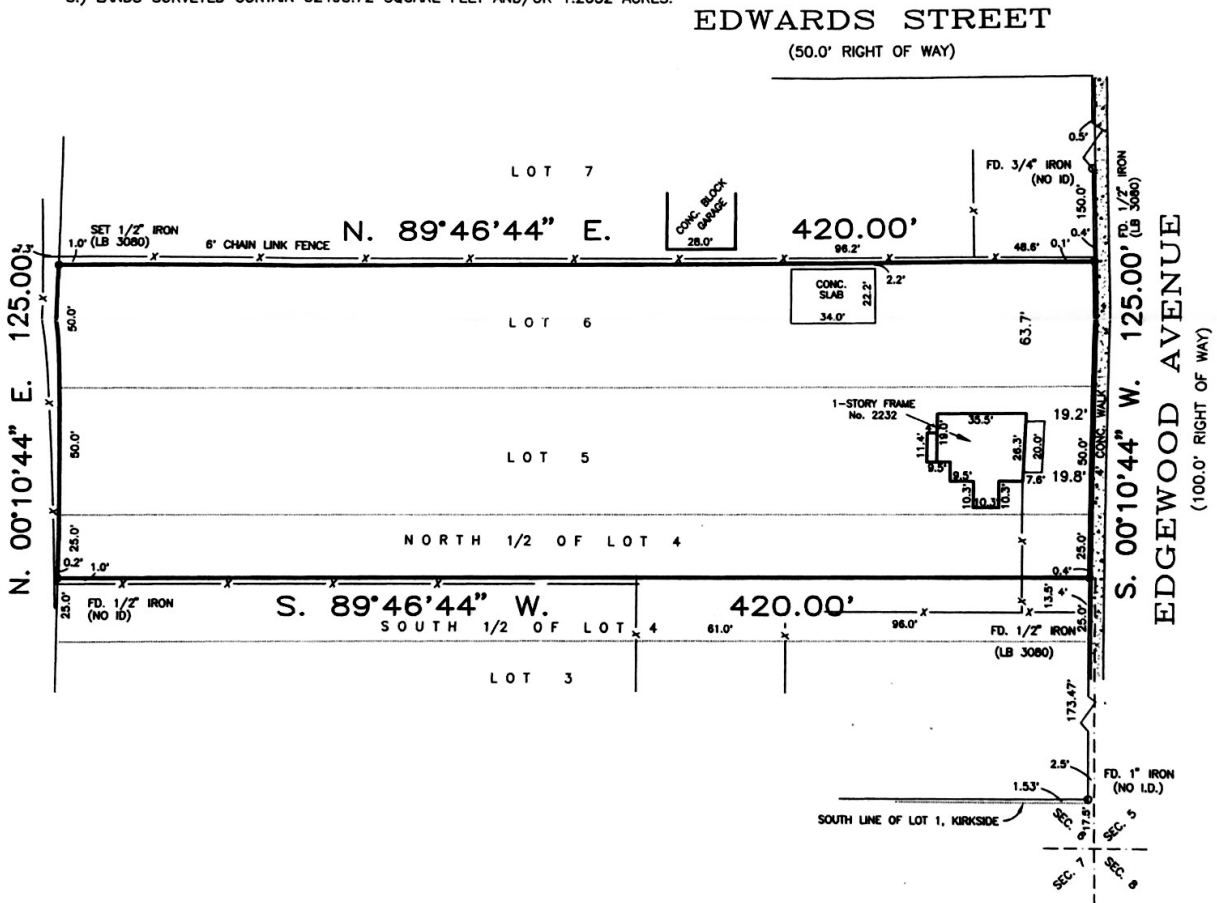
**MAP SHOWING SURVEY OF**

The North 1/2 of Lot 4 and all of Lots 5 and 6, KIRKSIDE (an unrecorded subdivision lying in Government Lot 1, Section 6, Township 2, South, Range 26, East), Duval County, Florida, being the same lands described in deeds recorded in Deed Book 613, Page 156 and Deed Book 848, Page 423 of the Current Public Records of Duval County, Florida.

CERTIFIED TO: CHARTER CONNECTIONS TRANSPORTATION, INC.  
JONATHAN GOODMAN, P.A.

**ADDITIONAL GENERAL NOTES:**

- 5.) DESCRIPTION PREPARED BY THE UNDERSIGNED.
- 6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- 7.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
- 8.) LANDS SURVEYED CONTAIN 52498.72 SQUARE FEET AND/OR 1.2052 ACRES.



**LEGEND:**

□	CONCRETE MONUMENT
○	IRON PIPE OR ROD
O/E	OVERHEAD ELECTRIC
O/T	OVERHEAD TELEPHONE
X	CROSS-CUT IN CONCRETE
X—X	FENCE

As best determined from an inspection of Flood Insurance Rate Map: 120077 0132 E dated 8-15-89, the lands/house surveyed lie in Zone "X".

**ELLIS, CURTIS & KOOKER, INC.**  
LAND SURVEYORS AND PLANNERS (LB # 3080)

1660 EMERSON STREET  
JACKSONVILLE, FLORIDA 32207  
(904) 396-6334  
FAX (904) 396-9997

5531 BRANDIES AVENUE  
CALLAHAN, FLORIDA 32011  
(904) 879-9161  
FAX (904) 396-9997

**GENERAL NOTES:**

- 1.) This is a: Boundary survey.
- 2.) No abstract of Title furnished.
- 3.) Not abstracted for easements.
- 4.) Basis of Bearings: Assumed N. 00°-10'-44" E. along the East line of Edgewood Avenue.

**ECK**

Harlo G. Everett, Jr. P.L.S. No. 3287  
Louis J. Everett P.L.S. No. 4099  
Professional Surveyors and Mappers  
State of Florida

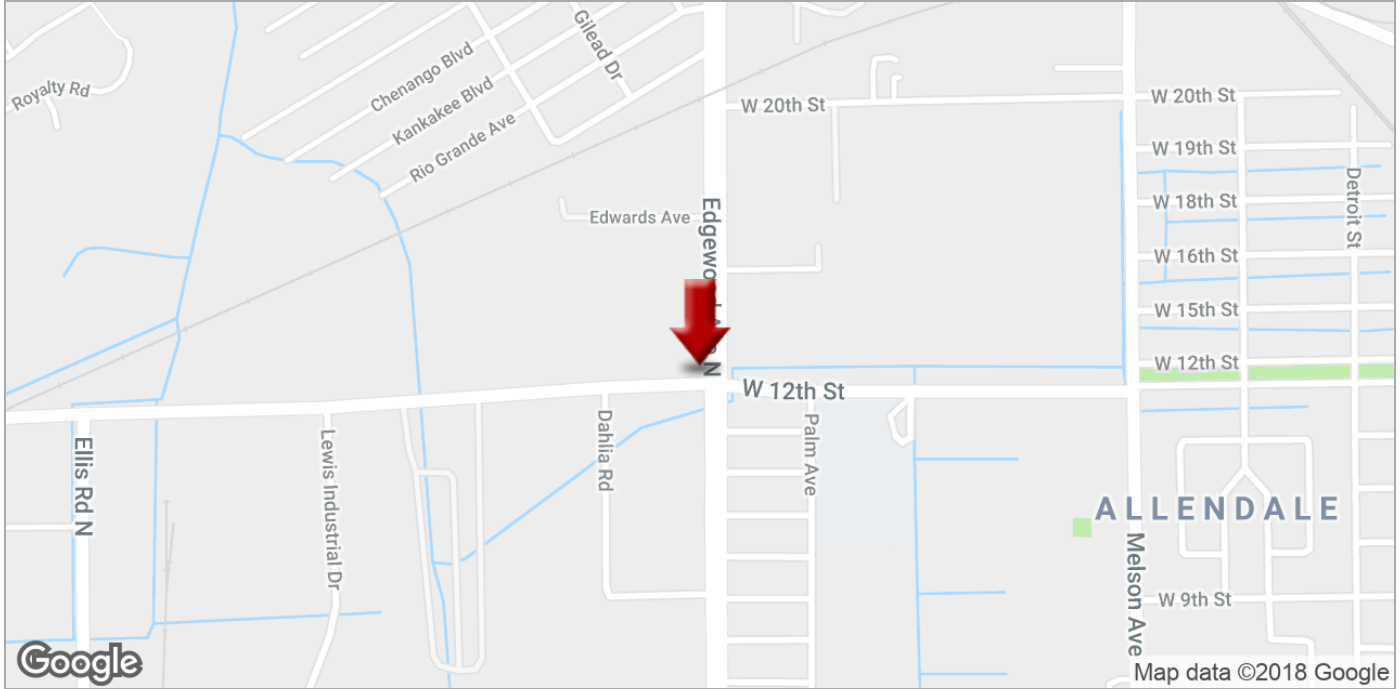
Not valid unless Surveyor's Official seal is embossed hereon.



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