



## Stiles 2.55 Acres

383 Stiles, Orange Park, FL 32073



**VANGUARD REALTY**



**Thomas Hammond**

Coldwell Banker Vanguard Realty

240 Ponte Vedra Park Dr, Suite 201, Ponte Vedra Beach, FL 32082

[thammond@cbvfl.com](mailto:thammond@cbvfl.com)

(904) 806-1218



## Stiles 2.55 Acres

\$609,900

2440 SF Frame/Brick Veneer/Stucco Building used as office and rental residence with 2.55 acres of land that can be redeveloped into multi-family apartments, townhouses, condos, duplexes, senior housing or assisted living. Land is ideally located within walking distance of shopping, restaurants, schools, and offices. Property could be split into existing residence as rental property while adding additional units. Or, existing house could be removed allowing for up to 20 units...

Although there is a 2440 sf house on this property that has been used as a residence and an office, the value is in the 2.55 acres that is zoned RG-1. This allows for a highest and best use as a redevelopment property for multi-family townhouses, duplexes, or apartments up to 8 units per acre. Higher densities may be possible with a PUD. Other uses allowed include SFR, Assisted Living, offices or room/boardng houses. Walking distance to schools, shops, restaurants...

- Great redevelopment opportunity
- Centrally located in the heart of Orange Park, FL
- Great access and convenience to US17 with shopping, restaurants and schools.



Price:	\$609,900
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Office
Sale Type:	Investment or Owner User
Total Lot Size:	2.55 AC
No. Lots:	1
Zoning Description:	RG-1
APN / Parcel ID:	41-04-26-018658-000-00





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# Property Photos

