

Sale of Middleburg Presbyterian Church Property

Marketing Materials

Fall 2022



CHURCH CAMPUS FOR SALE



4564 ROSEMARY STREET

MIDDLEBURG, FLORIDA 32217

\$600,000.00

Building Size:	5,261 SF.	Zoning:	Clay County PS-1 (Private Services).
Site Size:	5.50 Acres.	Permitted Uses:	Religious Facilities, Private Schools, Daycare centers.
Year Built:	1992.	Future Land Use:	RR (Rural Residential).

Contact: Jack L. Garnett, CCIM
Garnett Commercial Real Estate, Inc.
904-855-8800
A Licensed Real Estate Broker

Disclaimer: Details herein are believed to be correct; however, it is subject to errors, omissions, price change or withdrawal without notice.



Road Frontage: 450' +/- along State Road 21 / Blanding Blvd.

360' +/- along Rosemary Street.

Utilities: Well and Septic.

Access: 2 Curb Cuts on Rosemary Street and a Median Cut on Blanding Blvd.

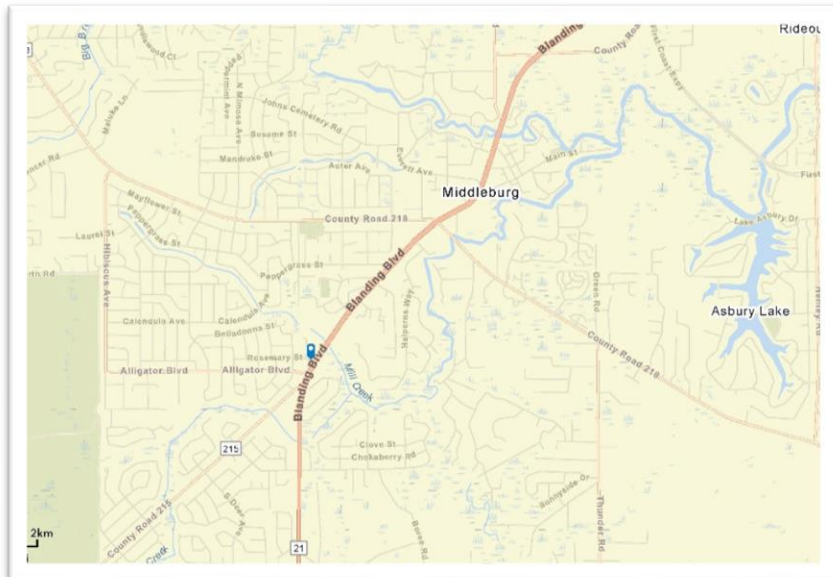
Traffic Count: AADT: 17,036 / State Road 21 (2020).

Flood Zone: Property is under Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.

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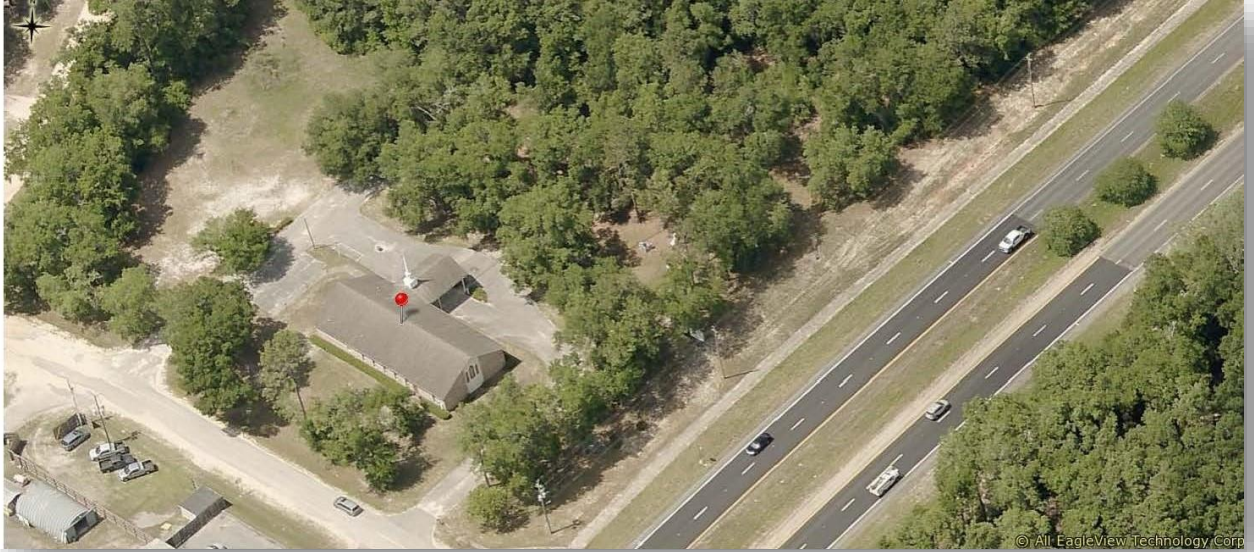


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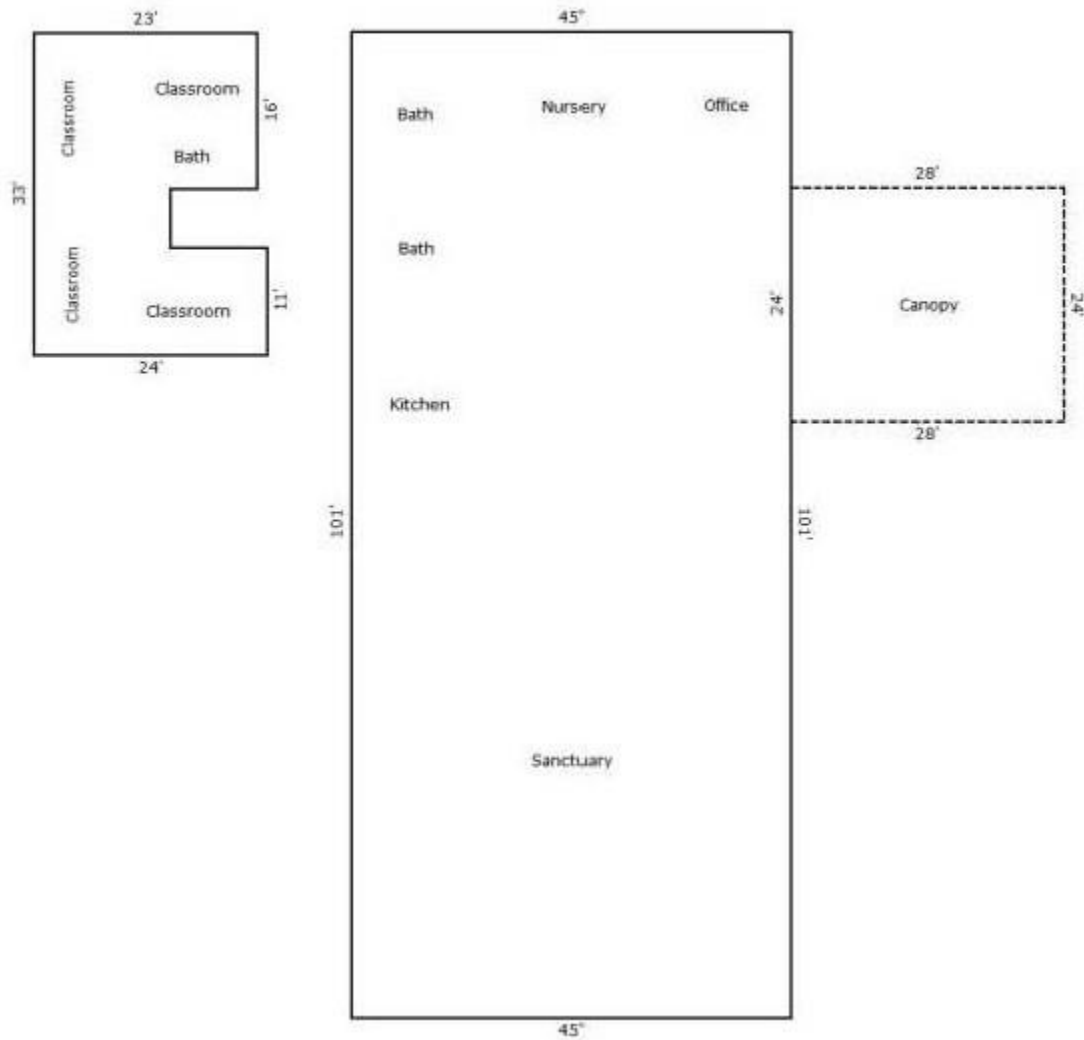




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BUILDING SKETCH



First Floor: 4,545 SF
Second Floor: 716 SF

Total: 5,261 SF

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