



The Courchaine Group



**2360 St. John's Bluff**  
**Asking Price - \$7 Million**



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**◆ CONFIDENTIALITY ◆**

All Information Inside This Brochure Is Confidential And Has Been Prepared As A Summary Of The Property And Its Benefits. It May Not Be Discussed With Tenants, Employees Of The Owner, Or Other Parties Except The Agent Of The Buyer, Their Attorney Or Their Accountant In Order To Obtain Legal Or Financial Advise For Purpose Of A Purchase Of The Property. This Confidentiality Statement Is Meant To Bind The Agents And Assigns Of The Buyer As Well.

**Ron Courchaine**

904-477-7497 / roncourchaine@watsonrealtcorp.com

**THE COURCHAINE GROUP**

**Matt Lehman**

904-710-6100 / MattLehman@watsonrealtcorp.com  
Watson Realty Corp. 13001 Atlantic Blvd, Jacksonville, Fl. 32225

**Wendell Yates**

904-568-4188 / wendellyates@watsonrealtcorp.com



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<b>Property Address</b>				
<b>Parcel # 163755-0020</b>			<b>Zoning: PUD – Land Use 1700 Church</b>	
<b>Site Info</b>				
<b># of Buildings</b>	22 / 10 Owned		<b># of Units</b>	10
<b># of Stories</b>	1 & 2 STORY		<b>Approx . Square Footage</b>	75259 OWNED 10368 Land Leased
<b>Year Built</b>	Various		<b>Lot Size</b>	16 Acres +/-
<b>Utilities &amp; Mechanical</b>				
<b>Power</b>			JEA	
<b>Water</b>			JEA	
<b>Sewer</b>			JEA	
<b>Phone</b>			PUBLIC	
<b>Internet</b>			PUBLIC	
<b>HVAC</b>			INDIVIDUAL CENTRAL HVAC	



# Assets of the Sale = Property + Income

Per PID	Type	Gross Area	Heated Area	Effective Area
BLDG 1	Church- 2 Floors	40820	37880	38616
BLDG 2	School / Education	10982 <b>Currently Leased</b>	10046 <b>Private School</b>	10280
BLDG 3	2 Story Office <i>Former Radio Station</i>	1200 <b>Currently Leased</b>	1200 <b>Private School</b>	1200
BLDG 4 <b>3BR / 2 BA</b>	2003 Mobile Home <b>Lease Income</b>	2356	2052	2097
BLDG 5 <b>3BR / 2 BA</b>	2003 Mobile Home <b>Lease Income</b>	2476	2220	2258
BLDG 6 <b>3BR / 2 BA</b>	2003 Mobile Home <b>Lease Income</b>	2268	2280	2323
BLDG 7 <b>3BR / 2 BA</b>	2003 Mobile Home <b>Lease Income</b>	3008	2670	2722
BLDG 8 <b>3BR / 2 BA</b>	2003 Mobile Home <b>Lease Income</b>	2538	2250	2293
BLDG 9 <b>3BR / 2 BA</b>	2003 Mobile Home <b>Lease Income</b>	2514	2250	2289
BLDG 10	School Building <b>Lease Income</b>	5836 <b>Currently Leased</b>	5112 <b>Private School</b>	5293
BLDG 11	1980 Mobile Home <b>Lease Income</b>	1563	1248	1327
BLDG 12 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes Each 864 SF</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 13 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 14 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 15 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 16 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 17 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 18 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 19 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 20 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 21 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>
BLDG 22 <b>Not Owned</b>	<i>Portable Classroom – Land Leased -</i>	<b>Portable Classes</b>	<b>Possibly Available</b>	<b>For Purchase</b>





# Maps







# Maps

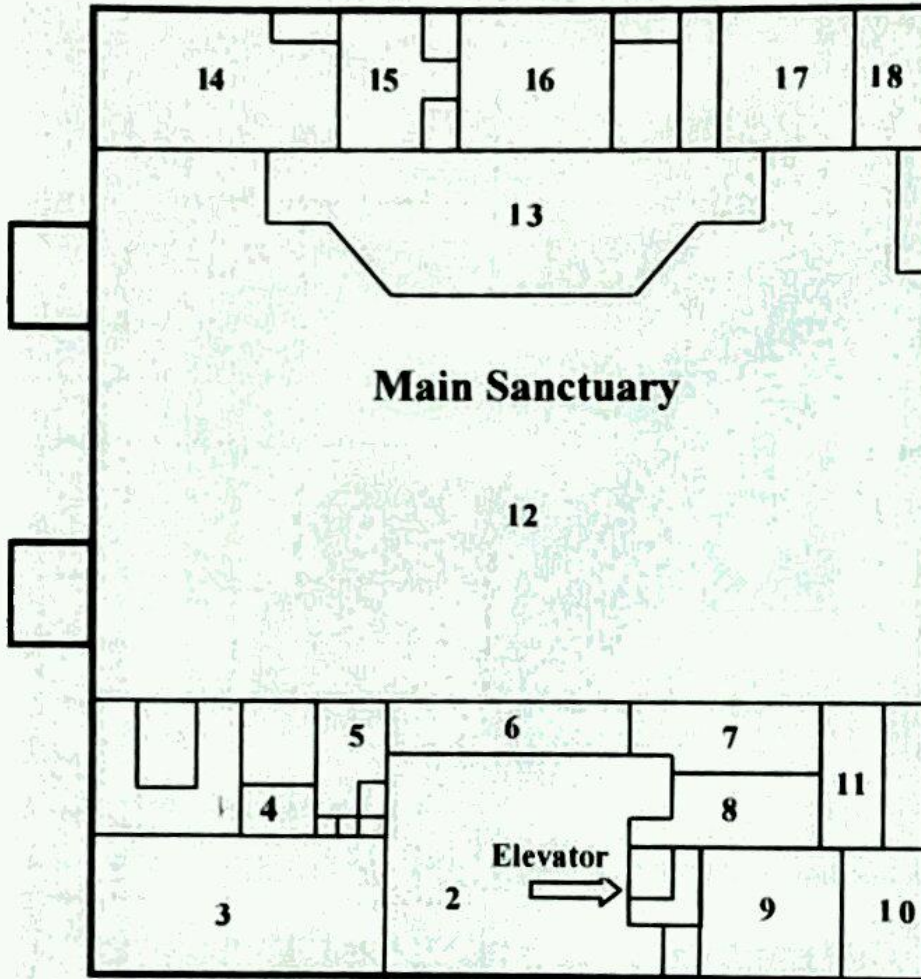






## NCM International Family Worship Center

### First Floor



### First Floor

- 1 Entrance
- 2 Foyer
- 3 Faith Factor
- 4 Faith Factor Office
- 5 Nursery (Toddlers)
- 6 Vestibule
- 7 Women's Restroom
- 8 Men's Restroom
- 9 Nursery (Newborn)
- 10 Mother's Lounge
- 11 Back Hallway
- 12 Main Sanctuary
- 13 Stage
- 14 International Prayer Room
- 15 Back Stage Vestibule

### Second Floor

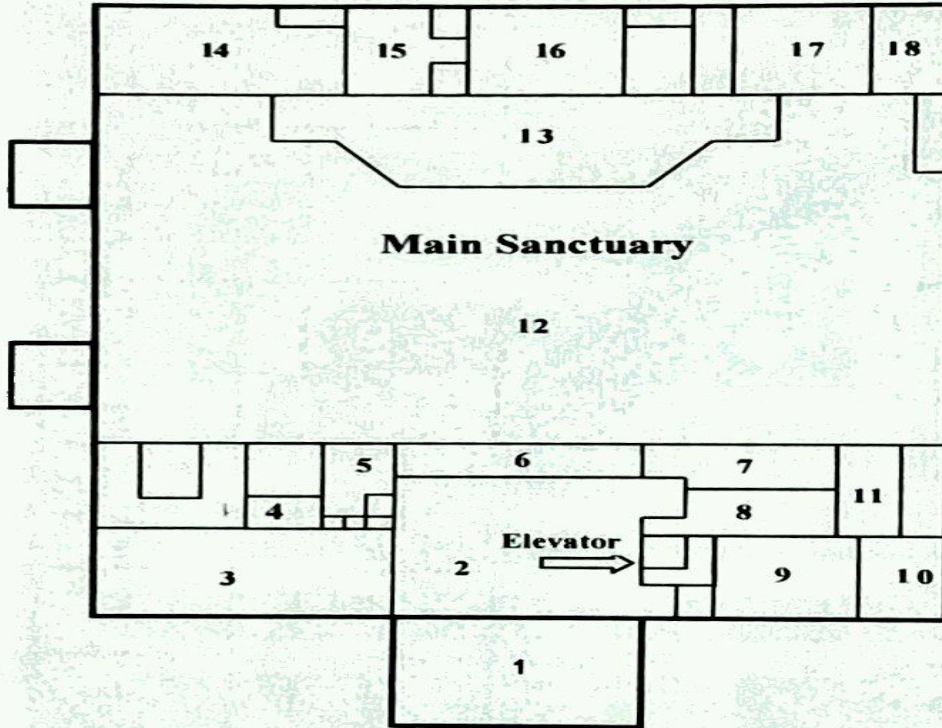
- 19 Office
- 20 Grand Hallway
- 21 Assistant Pastor
- 22 Kitchen
- 23 Upper Room
- 24 Men's Restroom
- 25 Women's Restroom
- 26 Office
- 27 Office
- 28 Office
- 29 Office
- 30 Print Room
- 31 Office
- 32 Bishop's Executive Suite
- 33 Dr. Jeana's Executive Suite





## NCM International Family Worship Center

### First Floor



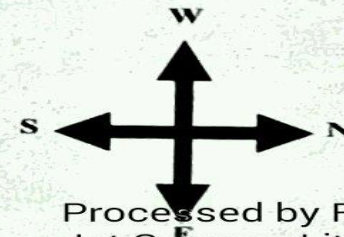
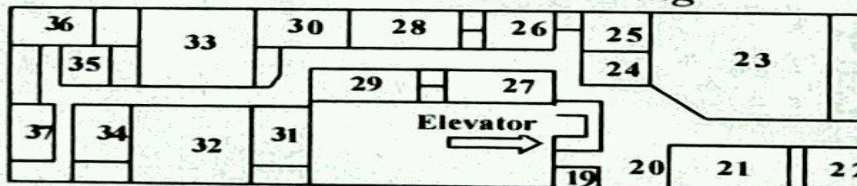
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- 1 Entrance
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- 3 Faith Factor
- 4 Faith Factor Office
- 5 Nursery (Toddlers)
- 6 Vestibule
- 7 Women's Restroom
- 8 Men's Restroom
- 9 Nursery (Newborn)
- 10 Mother's Lounge
- 11 Back Hallway
- 12 Main Sanctuary
- 13 Stage
- 14 International Prayer Room
- 15 Back Stage Vestibule
- 16 Hospitality Room
- 17 Food Pantry
- 18 Hallway

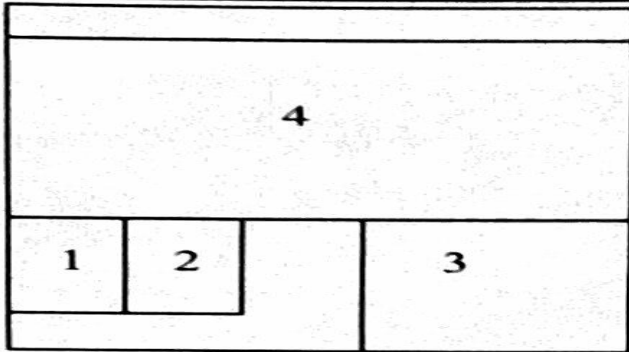
### Second Floor

- 19 Office
- 20 Grand Hallway
- 21 Assistant Pastor
- 22 Kitchen
- 23 Upper Room
- 24 Men's Restroom
- 25 Women's Restroom
- 26 Office
- 27 Office
- 28 Office
- 29 Office
- 30 Print Room
- 31 Office
- 32 Bishop's Executive Suite
- 33 Dr. Jeana's Executive Suite
- 34 Conference Room
- 35 Office
- 36 Storage
- 37 Office

### Second Floor "Executive Wing"

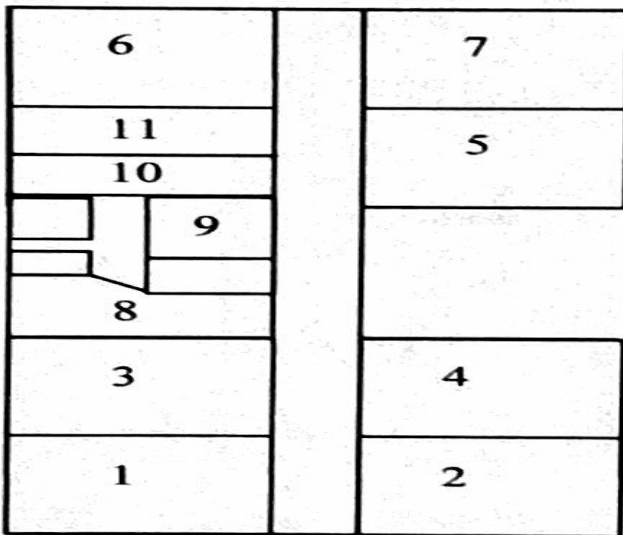


# Children's Church Buildings



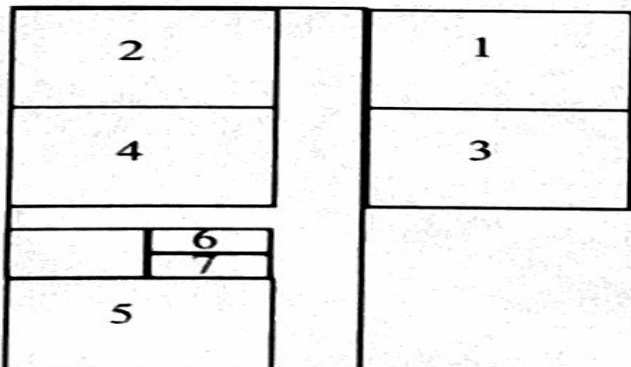
## Clubhouse

- 1 Boy's Bathroom
- 2 Girl's Bathroom
- 3 Kitchen
- 4 Main Room



## West Wing

- 1 Classroom
- 2 Classroom
- 3 Classroom
- 4 Classroom
- 5 Classroom
- 6 Classroom
- 7 Classroom
- 8 Godly Music Studio
- 9 Office Space
- 10 Girl's Bathroom
- 11 Boy's Bathroom



## East Wing

- 1 Classroom
- 2 Classroom
- 3 Classroom
- 4 Classroom
- 5 Classroom
- 6 Boy's Bathroom
- 7 Girl's Bathroom





For over 65 photos of the property go to:

<https://photos.app.goo.gl/HkGAZdYUWQe-atQUF3>

or Scan the QR Code Below



**Sanctuary / Gym  
Offices / Meeting Facilities**



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## Currently Income Producing Leased Christian School Campus - \$15K a month



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**Class "A" - Children's Facilities**



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Fair Haven Mobile Home Community - 11 Rentals - \$7000. Mo. income



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