

SALE 2,400 SQ. FT. OFFICE BUILDING IN EXCELLENT ST. AUGUSTINE LOCATION

103 Anastasia Blvd Saint Augustine, FL 32080



PROPERTY DESCRIPTION

Exceptional Opportunity! Presenting a rare chance to acquire a 2,400 square foot medical office building strategically located on Anastasia Island, near the iconic Bridge of Lions. This prime property boasts 126 feet of frontage on Anastasia Blvd and features a paved parking lot with ample space for approximately 20 vehicles on the expansive 0.29-acre parcel.

Positioned for success with coveted CL-2 zoning, allowing for a variety of uses, including retail outlet, service establishment, restaurant, hotel, office building, and many more. Don't miss out on this exclusive offering.

For more information, call/text listing agent, Rich O'Brien at 904-814-2080.

PROPERTY HIGHLIGHTS

- Prime Location in St. Augustine
- 126' Frontage on Anastasia Blvd.
- 2,400 SF building, Zoned CL-2
- 20 Parking Spaces

OFFERING SUMMARY

Sale Price:	\$1,079,000
Lot Size:	0.29 Acres
Building Size:	2,400 SF
Zoning:	CL2
APN:	2192600000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,486	28,679	50,780
Total Population	4,917	60,020	99,611
Average HH Income	\$74,934	\$66,318	\$66,166

Rich O'Brien

Sr. Sales Associate

904 814 2080

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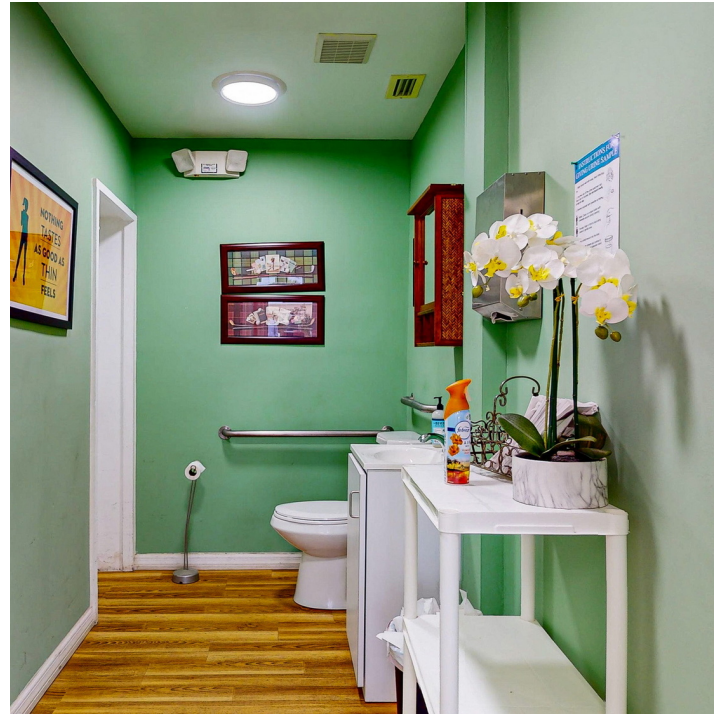
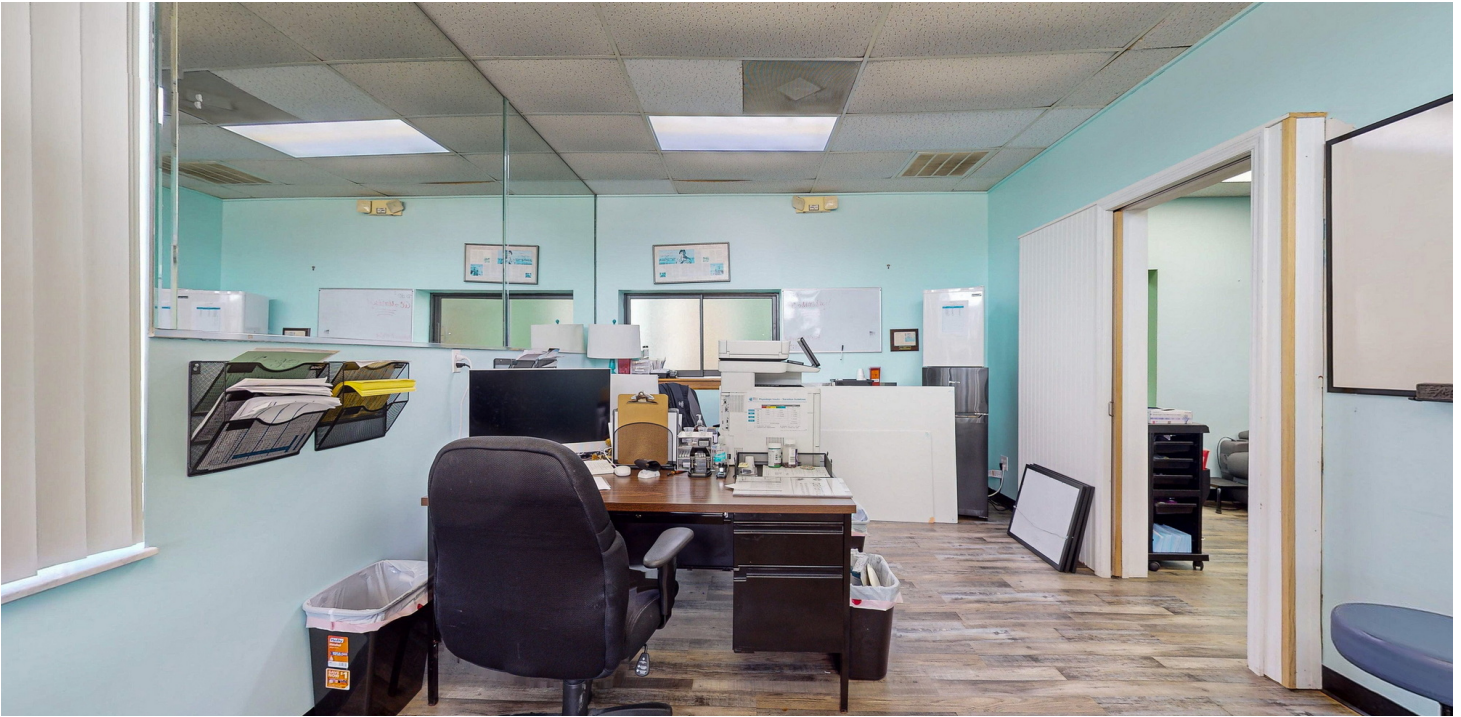
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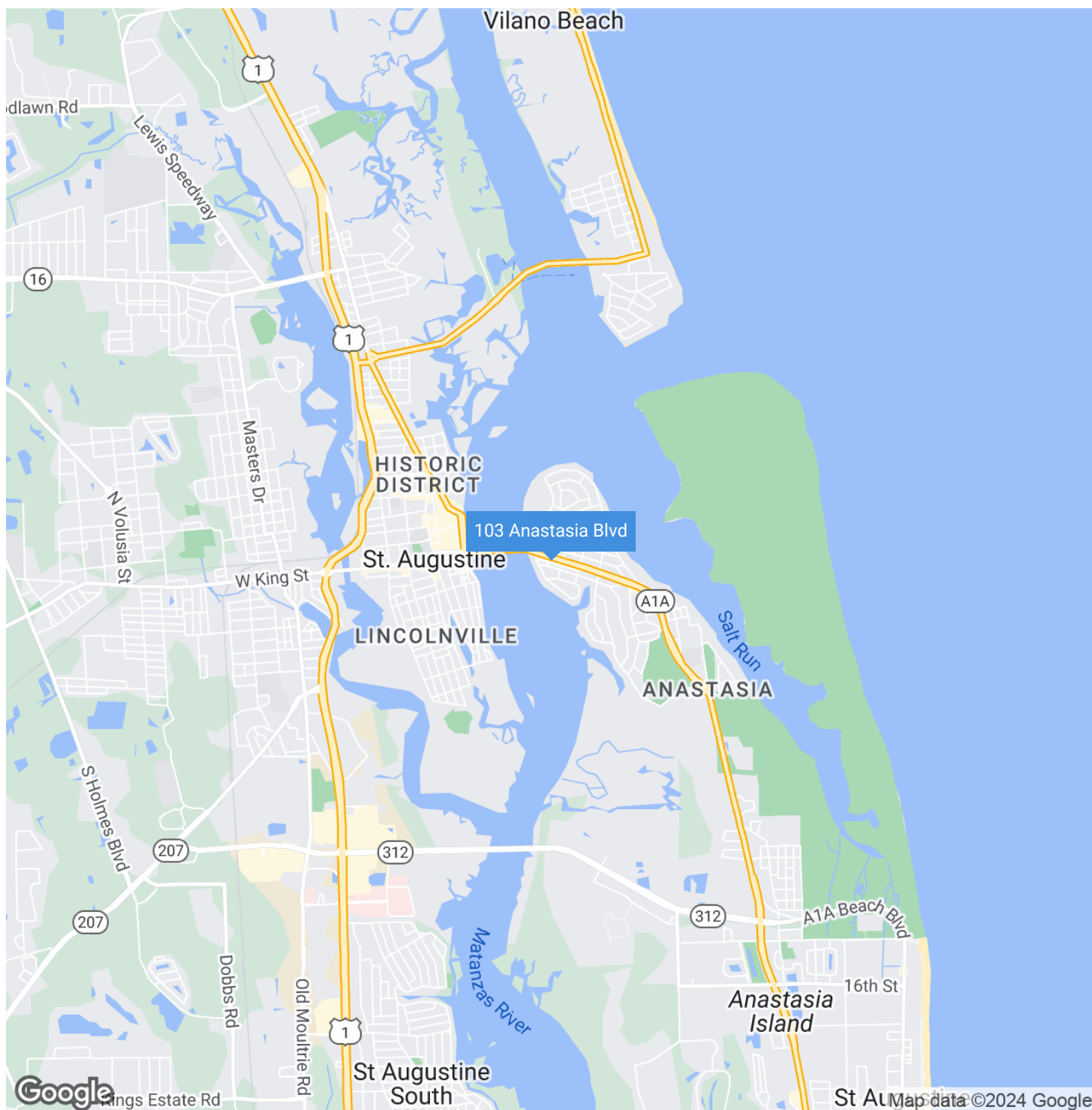
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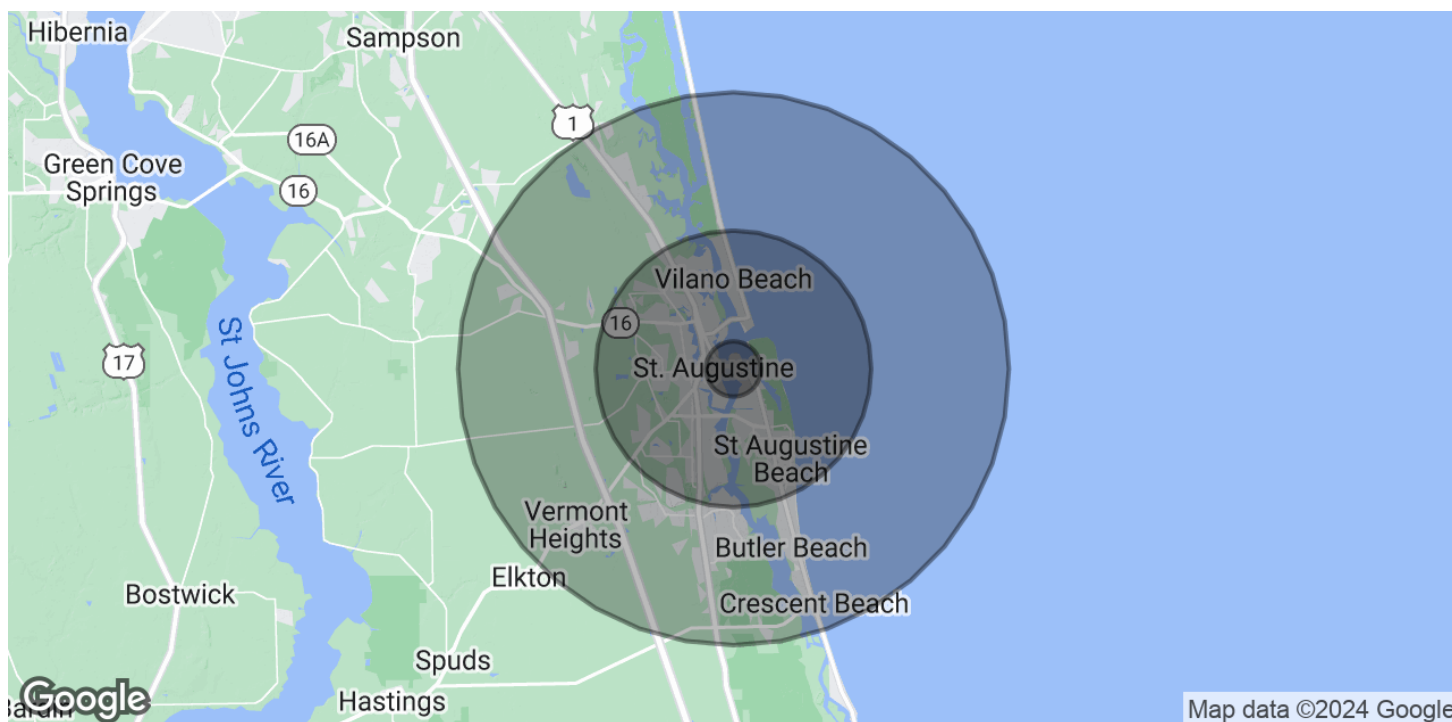
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,917	60,020	99,611
Average Age	50.4	45.4	47.2
Average Age (Male)	47.3	44.2	46
Average Age (Female)	51.1	46.4	48.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,486	28,679	50,780
# of Persons per HH	2	2.1	2
Average HH Income	\$74,934	\$66,318	\$66,166
Average House Value	\$438,045	\$287,252	\$285,231

2020 American Community Survey (ACS)

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Cell: **904.814.2080**

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PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as the number one commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2023—a testament to his dedicated clientele. Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

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