

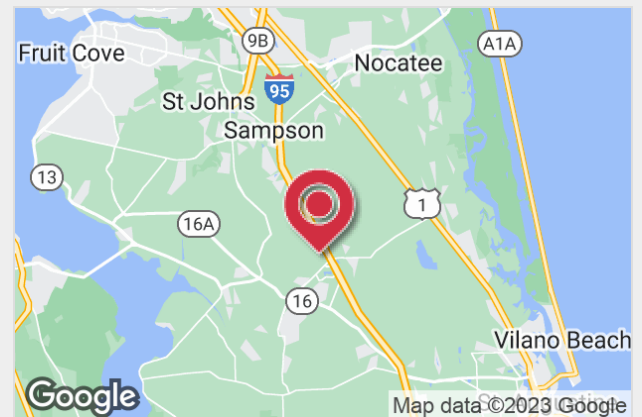


## Commercial Development Site

475 West Town Place  
St Augustine, FL 32092

### Property Features

- › PRICE REDUCED from \$725,000
- › Also available for Ground Lease or Build-to-Suit
- › Cleared 1.43-Acre parcel with off-site storm water retention
- › Corner lot with excellent visibility and curbside utilities
- › PUD Zoning: Professional Office and Retail uses
- › Located at the very entrance to World Golf Village
- › St. Johns County residential and commercial growth corridor
- › Near I-95 and US-1 & SR-16 with upscale demographics
- › 2-Story Bldg of 22,000-23,000SF based on preliminary analysis



<b>SALE PRICE:</b>	\$699,000
<b>LOT SIZE:</b>	1.43 Acres

For more information:



**Mike Maschmeyer**

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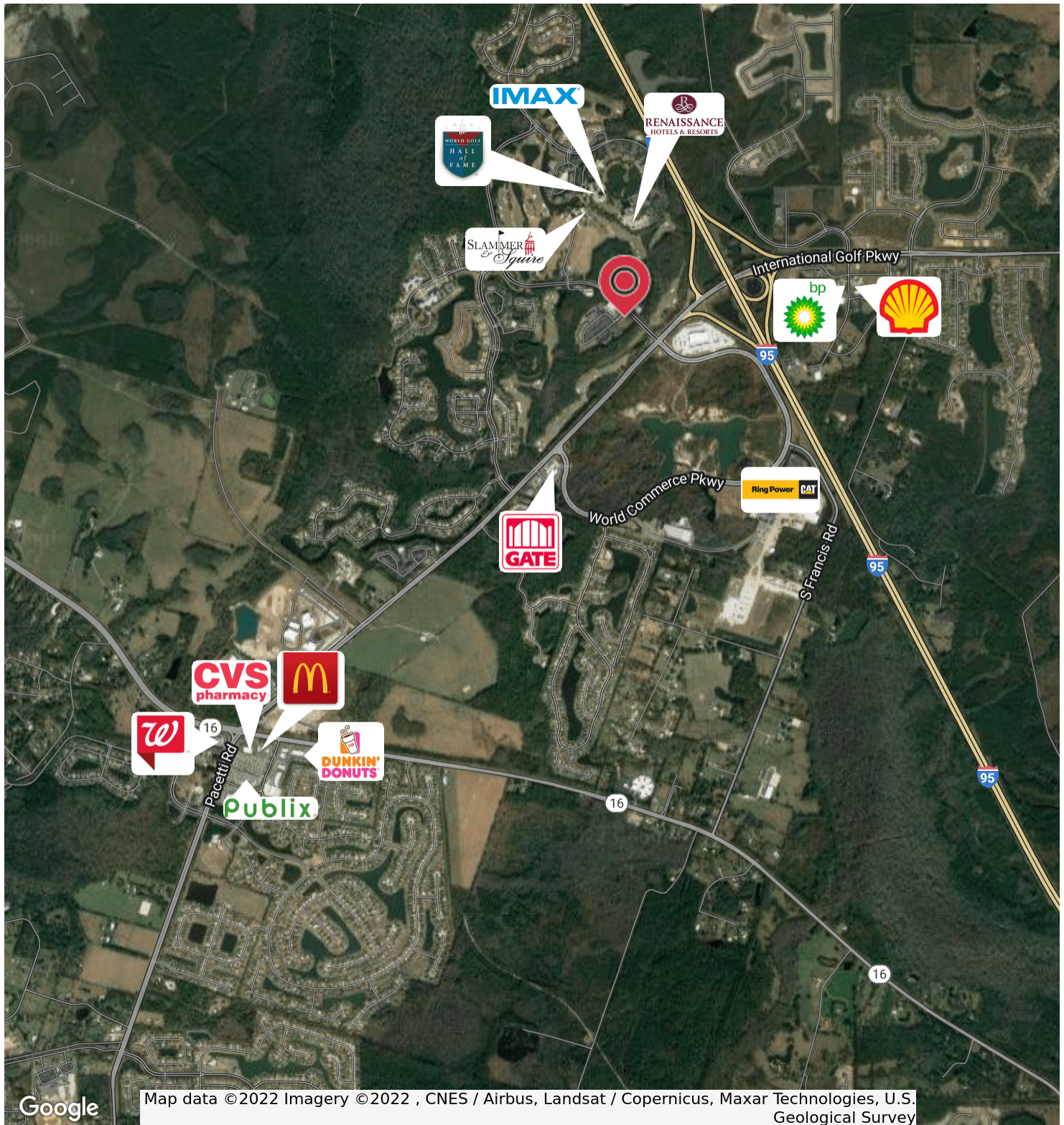
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<https://naih hallmark.com>

For Sale / Lease

# Land

1.43 Acres



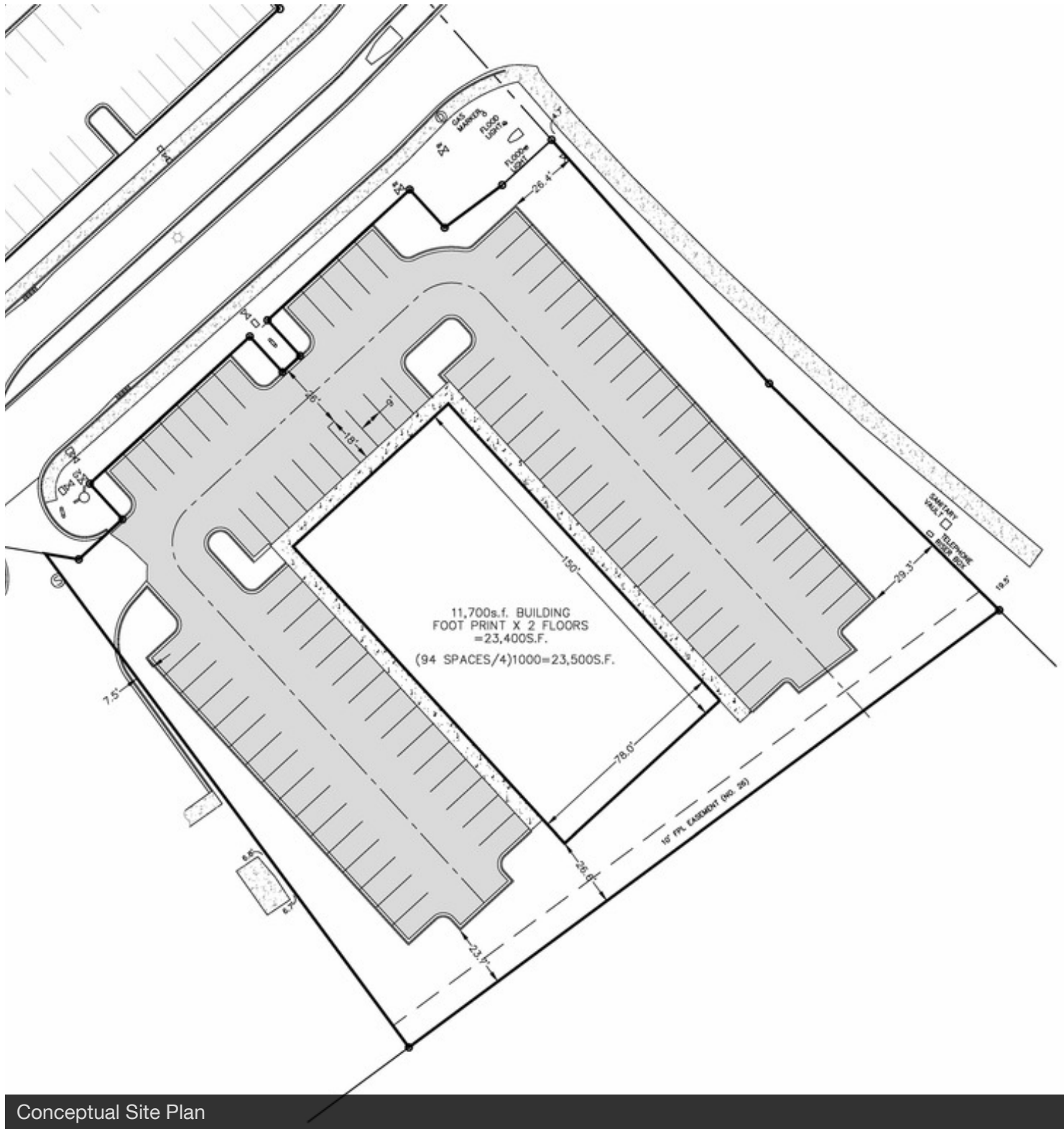
# 1.43 Acres



For Sale / Lease

# Land

1.43 Acres



Conceptual Site Plan