

# 44 Spanish Street Inn - 8 Unit Bed & Breakfast

44 Spanish Street, St. Augustine, FL 32084

FOR SALE

Property Summary



## Property Description

Discover an extraordinary opportunity to own 44 Spanish Street Inn, an 8-room, bed & breakfast steps from iconic St. George Street and Flagler College in the Historic District of St. Augustine, Florida. This charming property blends timeless architecture with modern comforts, offering guests beautifully appointed, air-conditioned rooms with flat-screen TVs and complimentary Wi-Fi. Guests awaken to a complimentary full breakfast and relax in the tranquil garden courtyard or on the shaded terrace before exploring the walkable wonders of America's oldest city. Beyond its proven income as a bed & breakfast, this property's prime location and multiple commercial use potential allows for transformation into a boutique inn with a café, a restaurant, or retail offerings to capture additional revenue streams in one of Florida's most visited historic districts. Whether you're an investor seeking a high-demand short-term rental asset or an entrepreneur ready to blend hospitality with lifestyle in a vibrant community, 44 Spanish Street Inn is your gateway to owning a piece of St. Augustine's timeless appeal. Contact us today to schedule your confidential showing and explore how this property can become your next landmark investment.

## Offering Summary

Listing Price:	\$2,400,000
Lot Size:	0.09 Acres
Total Building Size:	3,560 SF
Proforma NOI Estimate:	\$170,978.02
Estimated Cap Rate:	7.12%

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,358	14,229	29,698
Total Population	5,641	32,292	68,672
Average HH Income	\$127,388	\$95,385	\$100,751

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Additional Photos



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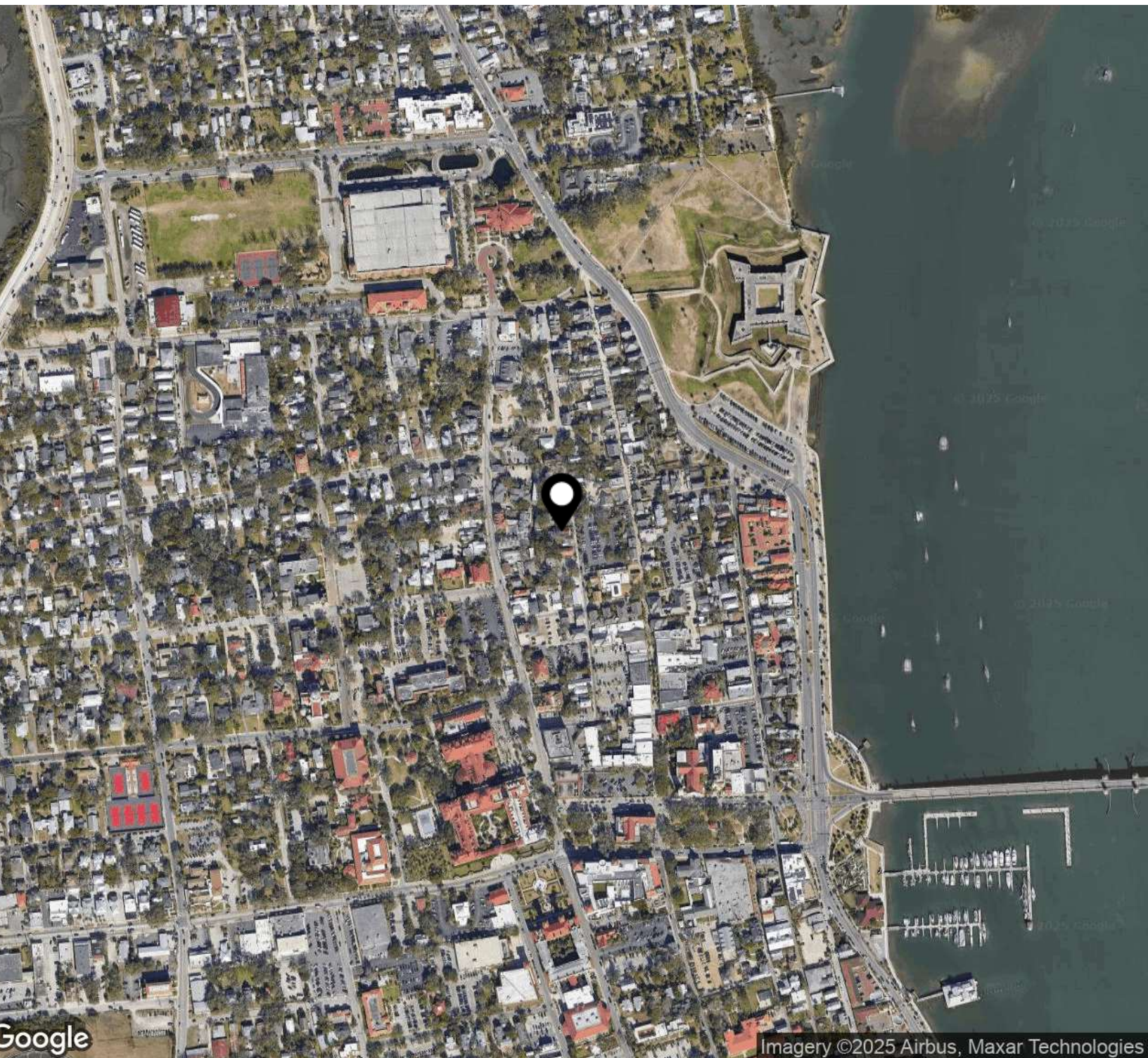


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Location Map & Aerial



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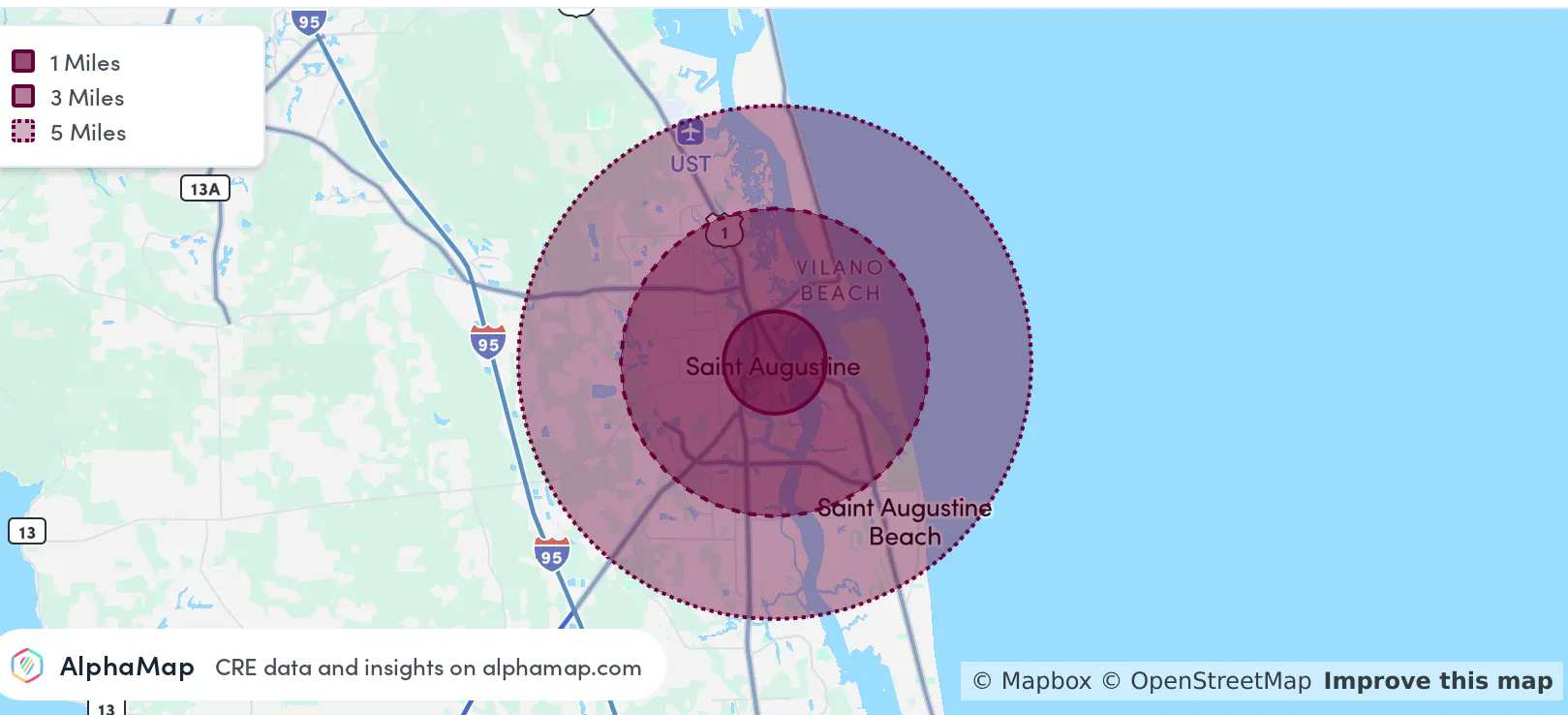


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Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	5,641	32,292	68,672
Average Age	46	46	47
Average Age (Male)	45	45	46
Average Age (Female)	46	47	48
Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,358	14,229	29,698
Persons per HH	2.4	2.3	2.3
Average HH Income	\$127,388	\$95,385	\$100,751
Average House Value	\$632,778	\$435,123	\$456,660
Per Capita Income	\$53,078	\$41,471	\$43,804

Map and demographics data derived from AlphaMap

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