

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY



COMMERCIAL ADVISORS™

Turnkey Restaurant Opportunity in Historic Downtown St. Augustine

22 Hypolita Street, St. Augustine, Florida 32080

Joe Hatin

VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

Irene Arriola

One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

OFFERING MEMORANDUM

Table Of Contents

FOR SALE

Table Of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
COMPLETE HIGHLIGHTS	5
PROPERTY DESCRIPTION	6
ST. AUGUSTINE'S PREMIER LOCATION	7
ADDITIONAL PHOTOS	8
LOCATION INFORMATION	9
NORTHEAST FLORIDA REGIONAL MAP	10
DOWNTOWN ST. AUGUSTINE LOCATION MAP	11
AERIAL MAP	12
AERIAL VIEW	13
RETAILER MAP	14
SUBJECT SURVEY	15
DEMOGRAPHICS	16
DEMOGRAPHICS MAP & REPORT	17
COMMERCIAL ADVISORS	18
ADVISOR BIO 1	19
ADVISOR BIO 2	20

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Florida Network Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Florida Network Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Florida Network Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Florida Network Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Florida Network Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Florida Network Realty in compliance with all applicable fair housing and equal opportunity laws.

Joe Hatin
VP, Commercial Division
904.296.6400
joe.hatin@floridanetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904.669.0691
Arriola.Irene@gmail.com

**Berkshire Hathaway HomeServices
Florida Network Realty**
4190 Belfort Rd, Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY** | FLORIDA NETWORK
HOMESERVICES REALTY
 **COMMERCIAL ADVISORS™**

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY



COMMERCIAL ADVISORS™

Property Information

Section 1

OFFERING MEMORANDUM



Property Highlights

- Turnkey full-service restaurant in Downtown St. Augustine
- Multiple indoor and outdoor dining venues
- Covered patio and open-air courtyard seating
- Private walled courtyard with intimate atmosphere
- Second-floor front and rear balcony dining
- 2 outdoor bars and specialty beverage service areas
- Flexible floor plan for multiple dining concepts
- Outdoor performance area for live music & entertainment
- Commercial kitchen, food prep area, and upstairs bar
- Ideal for private events, dinners, and corporate functions
- Historic architecture with exceptional character & ambiance
- Rare opportunity in a premier Florida tourism destination

Offering Summary

Sale Price:	\$4,800,000
Lot Size:	5,227 SF
Building Size:	3,292 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,773	12,504	24,299
Total Population	5,453	30,773	59,700
Average HH Income	\$132,549	\$95,402	\$100,954

Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridannetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
View Website

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

 **COMMERCIAL ADVISORS™**

Complete Highlights

FOR SALE



22 Hypolita Street, St. Augustine, Florida

- Constructed in 1987 as the private residence of acclaimed novelist and artist Jack D. Hunter
- Thoughtfully converted in 2012 into a full-service restaurant and tequila bar
- Professionally renovated by John Valdez & Associates
- Modern commercial restaurant systems, including fire sprinkler and suppression systems
- Approximately 3,292± square feet of heated, cooled, covered, and support areas
- Situated on approximately 0.12± acres in Historic Downtown St. Augustine
- Approximately 49 feet of frontage along brick-paved Hypolita Street
- Approximately 109 feet of additional frontage along Toques Place
- Excellent visibility and convenient pedestrian access from two sides of the property
- Prominently positioned along one of downtown's primary pedestrian corridors
- Highly visible to vehicular traffic, sightseeing tour trains, and millions of annual visitors
- Private courtyard enclosed by a concrete block privacy wall
- Mature shade trees, lush landscaping, decorative gardens, brick pavers, and ambient lighting
- Fully equipped commercial kitchen with dedicated food preparation and support areas
- Multiple indoor and outdoor dining, bar, and gathering spaces
- Two covered outdoor bars and a spacious covered courtyard dining area
- Second-floor bar, food preparation area, seating, restroom, and two covered balconies
- Detached service building with storage, dishwashing facilities, walk-in cooler, and guest restroom

Joe Hatin
VP, Commercial Division
904.296.6400
joe.hatin@floridannetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904.669.0691
Arriola.Irene@gmail.com

**Berkshire Hathaway HomeServices
Florida Network Realty**
4190 Belfort Rd, Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

 **COMMERCIAL ADVISORS™**

Property & Location Description

FOR SALE

22 Hypolita Street, St. Augustine, Florida

Constructed in 1987 as the private residence of acclaimed novelist and artist Jack D. Hunter, this distinctive two-story building was thoughtfully transformed in 2012 into one of Historic Downtown St. Augustine's most unique full-service restaurant and tequila bar destinations. Professionally renovated by John Valdez & Associates, the conversion incorporated modern commercial systems designed for restaurant use, including a fire sprinkler and suppression system, while preserving the property's architectural charm and intimate residential character.

Situated on approximately 0.12± acres, the property enjoys approximately 49 feet of frontage along the brick-paved Hypolita Street and an additional 109 feet of frontage on Toques Place, providing outstanding visibility and convenient pedestrian access from both sides of the property. Enclosed by a concrete block privacy wall, the restaurant offers a rare, private courtyard setting featuring mature shade trees, lush landscaping, decorative gardens, brick pavers, ambient lighting, and multiple outdoor gathering areas that create an inviting atmosphere unlike any other in the Historic District. The property is prominently positioned along one of downtown's primary pedestrian corridors and is highly visible to vehicular traffic, sightseeing tour trains, and the millions of visitors who explore St. Augustine each year.

The improvements contain approximately 3,292± square feet of heated, cooled, covered, and support areas thoughtfully designed to create multiple guest experiences throughout the property. The first floor features a fully equipped commercial kitchen, food preparation areas, manager's office, hostess and waiting area around a fireplace, customer restrooms, two covered outdoor bars, and a spacious covered courtyard dining area. The second level offers an additional bar with seating, food preparation area, customer restroom, and two covered balconies overlooking both Hypolita Street and the private courtyard, providing a unique elevated dining experience. A detached service building includes storage, dishwashing facilities, a walk-in cooler, and an additional guest restroom conveniently serving the courtyard.

Operating today as "Casa Maya Restaurant & Tequila Bar", the property has been thoughtfully designed to create multiple indoor and outdoor hospitality experiences within an intimate, garden-like setting. The private courtyard serves as the focal point of the property, complete with a covered entertainment stage, open space for dancing, and inviting gathering areas illuminated by decorative lighting and mature landscaping. Its versatile layout is well suited for casual and upscale dining, specialty beverage service, private events, rehearsal dinners, weddings, corporate functions, and live entertainment. Opportunities to acquire a purpose-built hospitality property with this combination of historic character, operational versatility, exceptional ambiance, and an irreplaceable location in the heart of America's oldest city are exceedingly rare.

Joe Hatin
VP, Commercial Division
904.296.6400
joe.hatin@floridannetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904.669.0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd, Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY** | FLORIDA NETWORK
HOMESERVICES REALTY
 **COMMERCIAL ADVISORS™**

St. Augustine's Premier Location

FOR SALE



Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

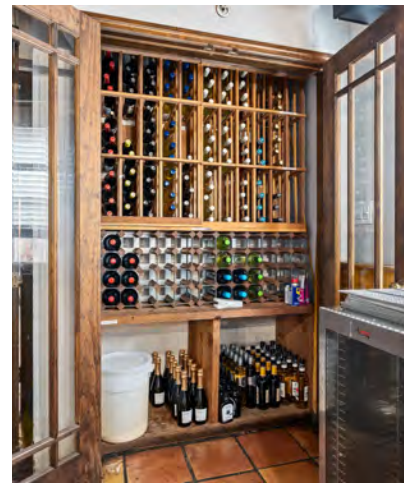
Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY** | FLORIDA NETWORK
HOMESERVICES REALTY

 **COMMERCIAL ADVISORS™**

Additional Photos

FOR SALE



Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

BERKSHIRE HATHAWAY | **FLORIDA NETWORK REALTY**
HOMESERVICES
 **COMMERCIAL ADVISORS™**

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY



COMMERCIAL ADVISORS™

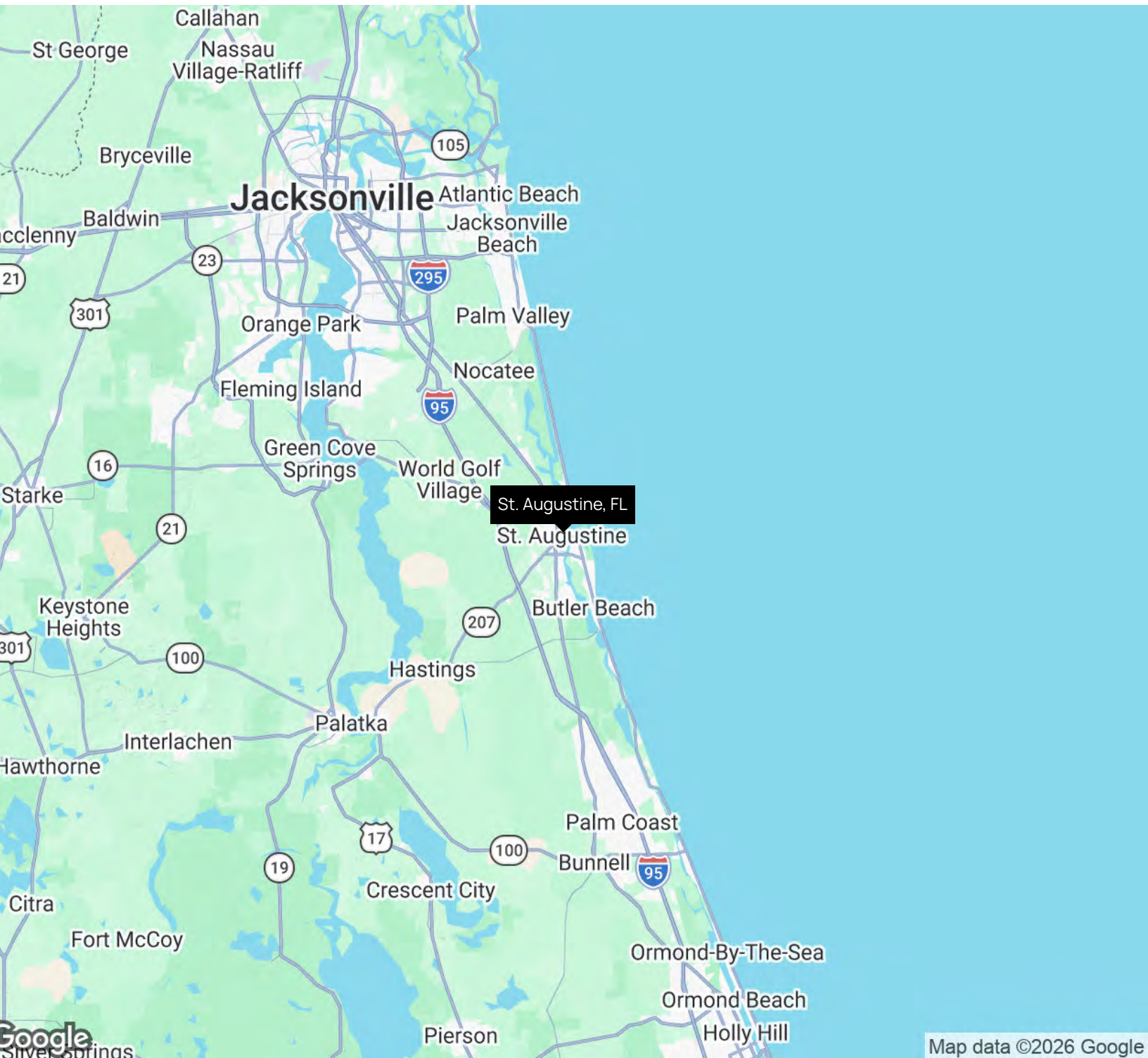
Location Information

Section 2

OFFERING MEMORANDUM

Northeast Florida Regional Map

FOR SALE



Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

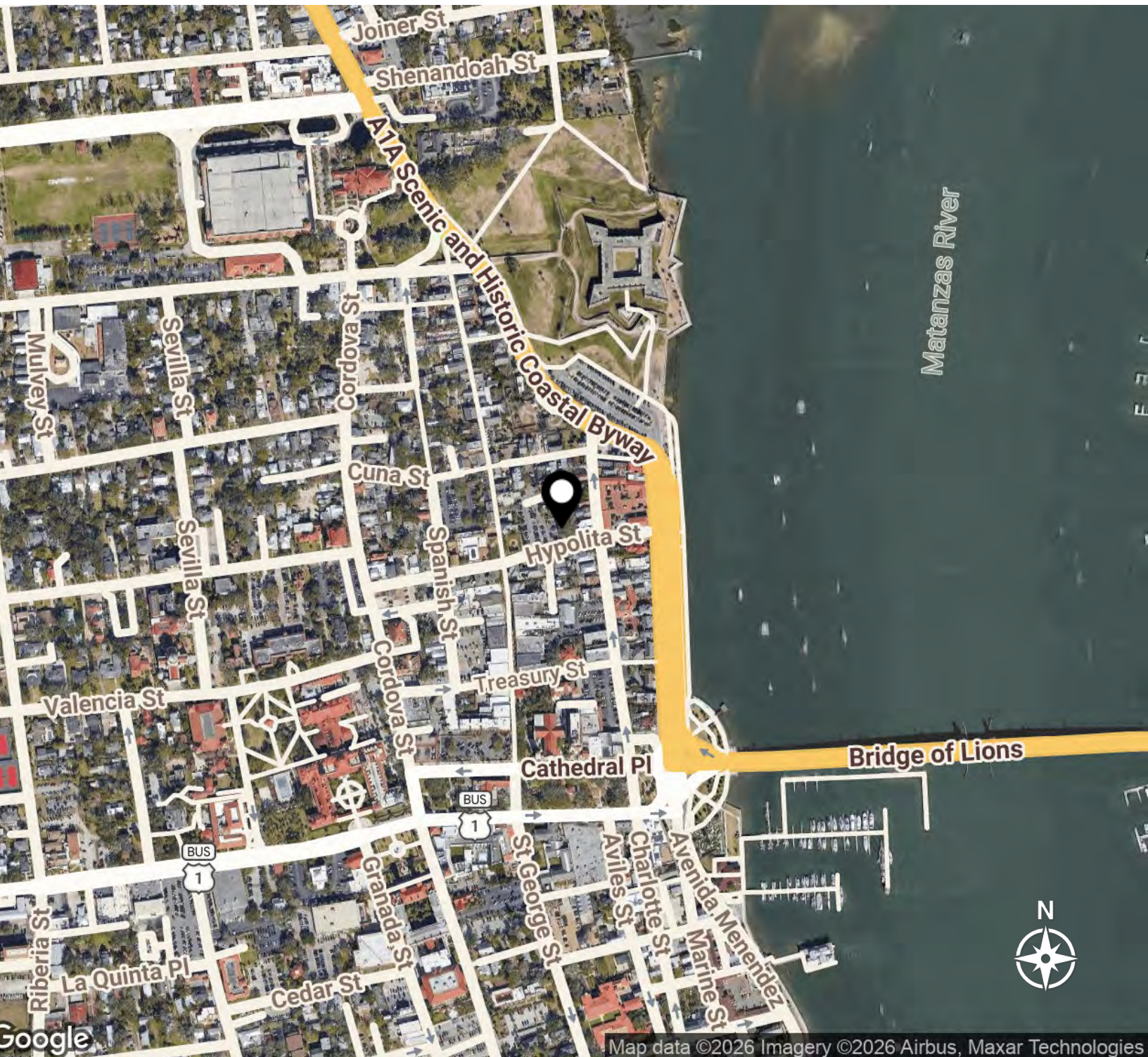
Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

BERKSHIRE HATHAWAY | FLORIDA NETWORK REALTY
HOMESERVICES
 **COMMERCIAL ADVISORS™**

Downtown St. Augustine Location Map

FOR SALE



Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridannetworkrealty.com

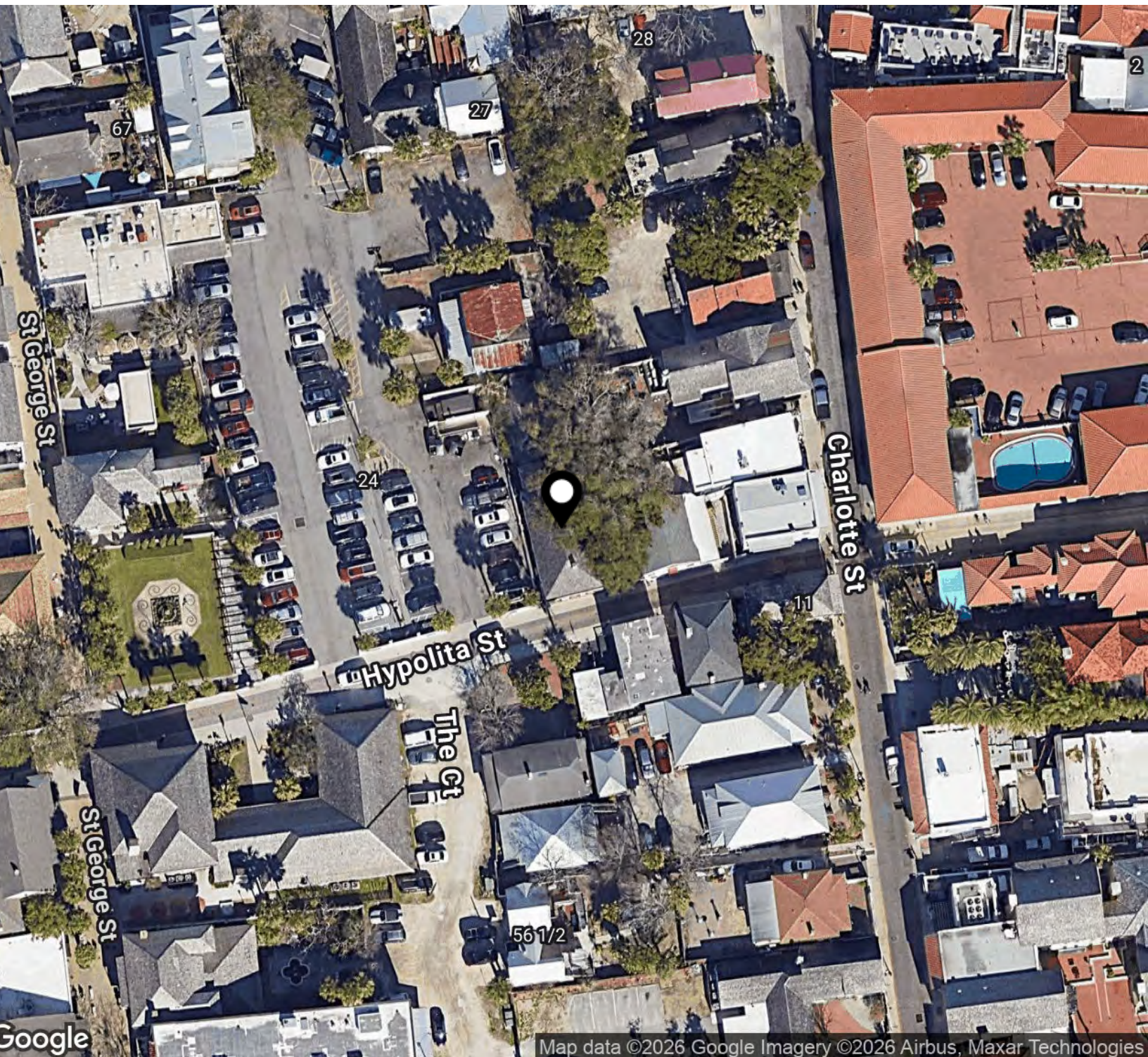
Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

BERKSHIRE HATHAWAY | FLORIDA NETWORK REALTY
HOMESERVICES
 **COMMERCIAL ADVISORS™**

Aerial Map

FOR SALE



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

Joe Hatin
VP, Commercial Division
904.296.6400
joe.hatin@floridannetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904.669.0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd, Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | FLORIDA NETWORK
REALTY

 **COMMERCIAL ADVISORS™**

Aerial View

FOR SALE



Joe Hatin
VP, Commercial Division
904.296.6400
joe.hatin@floridannetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904.669.0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd, Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY** | FLORIDA NETWORK
HOMESERVICES REALTY

 **COMMERCIAL ADVISORS™**

Retailer Map

FOR SALE



Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridannetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd, Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

BERKSHIRE HATHAWAY | FLORIDA NETWORK REALTY
HOMESERVICES

 **COMMERCIAL ADVISORS™**

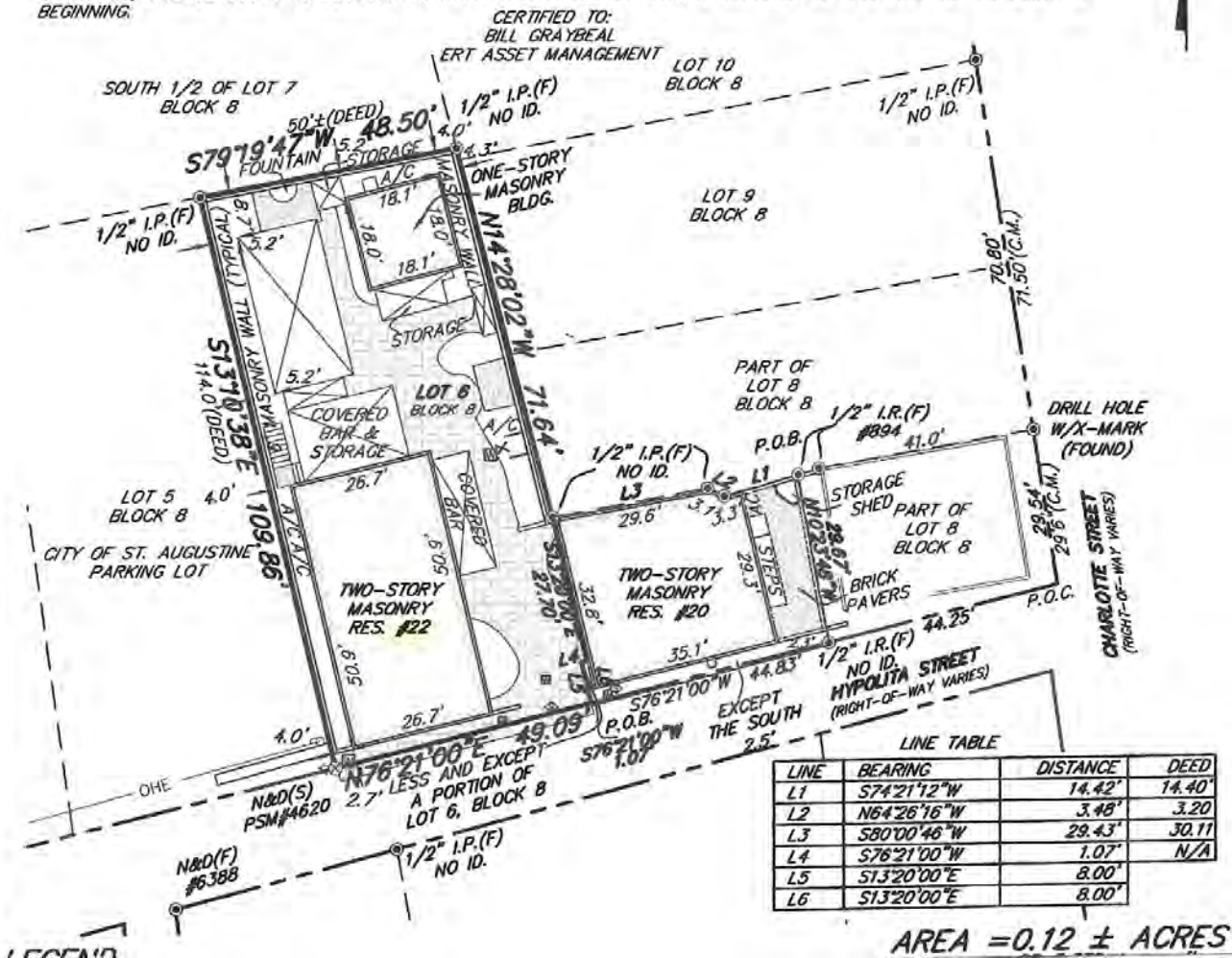
LEGAL DESCRIPTION:

MAP SHOWING SURVEY OF (22 Hypolita)

IN THE CITY OF ST. AUGUSTINE, DESCRIBED AS LOT ON THE NORTHERLY SIDE OF HYPOLITA STREET, MEASURING ON SAID STREET 50 FEET; AND EXTENDING NORTH BACK FROM SAID STREET 114 FEET TO PROPERTY FORMERLY OF LORILLARD AND MEASURING ON THE NORTH BOUNDARY AGAINST SAID LORILLARD PROPERTY ABOUT 50 FEET; BOUNDED ON THE EAST BY PROPERTY FORMERLY OF MASTERS AND WATTS; BOUNDED ON THE WEST BY LOT FORMERLY OF T.T. RULLSEE; NOW OF THE CITY OF ST. AUGUSTINE, AND ON THE SOUTH BY HYPOLITA STREET, THE SAME BEING LOT NUMBER SIX (6) OF BLOCK NUMBER EIGHT (8) OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF SIX (6) OF BLOCK NUMBER EIGHT (8) OF THE CITY OF ST. AUGUSTINE AS PER OFFICIAL MAP OF SAID CITY OF ST. AUGUSTINE, DATED JUNE 12, 1923 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT EIGHT (8) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE, SAID POINT BEING AT THE NORTHWEST INTERSECTION OF CHARLOTTE STREET AND HYPOLITA STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76 DEGREES 21 MINUTES WEST, A DISTANCE OF 89.08 FEET TO THE SOUTHEAST CORNER OF LOT SIX (6) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, SOUTH 76°21'00" WEST, A DISTANCE OF 1.07 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF HYPOLITA STREET, NORTH 13 DEGREES 20' MINUTES 00 SECONDS WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 76 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.07 FEET TO THE EASTERLY LINE OF SAID LOT SIX (6) OF BLOCK NUMBER EIGHT (8) OF SAID CITY OF ST. AUGUSTINE; THENCE SOUTH 13 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.



Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd, Ste. 475
Jacksonville, FL 32216
904.296.6400
View Website

BERKSHIRE HATHAWAY HOMESERVICES
FLORIDA NETWORK REALTY
COMMERCIAL ADVISORS™

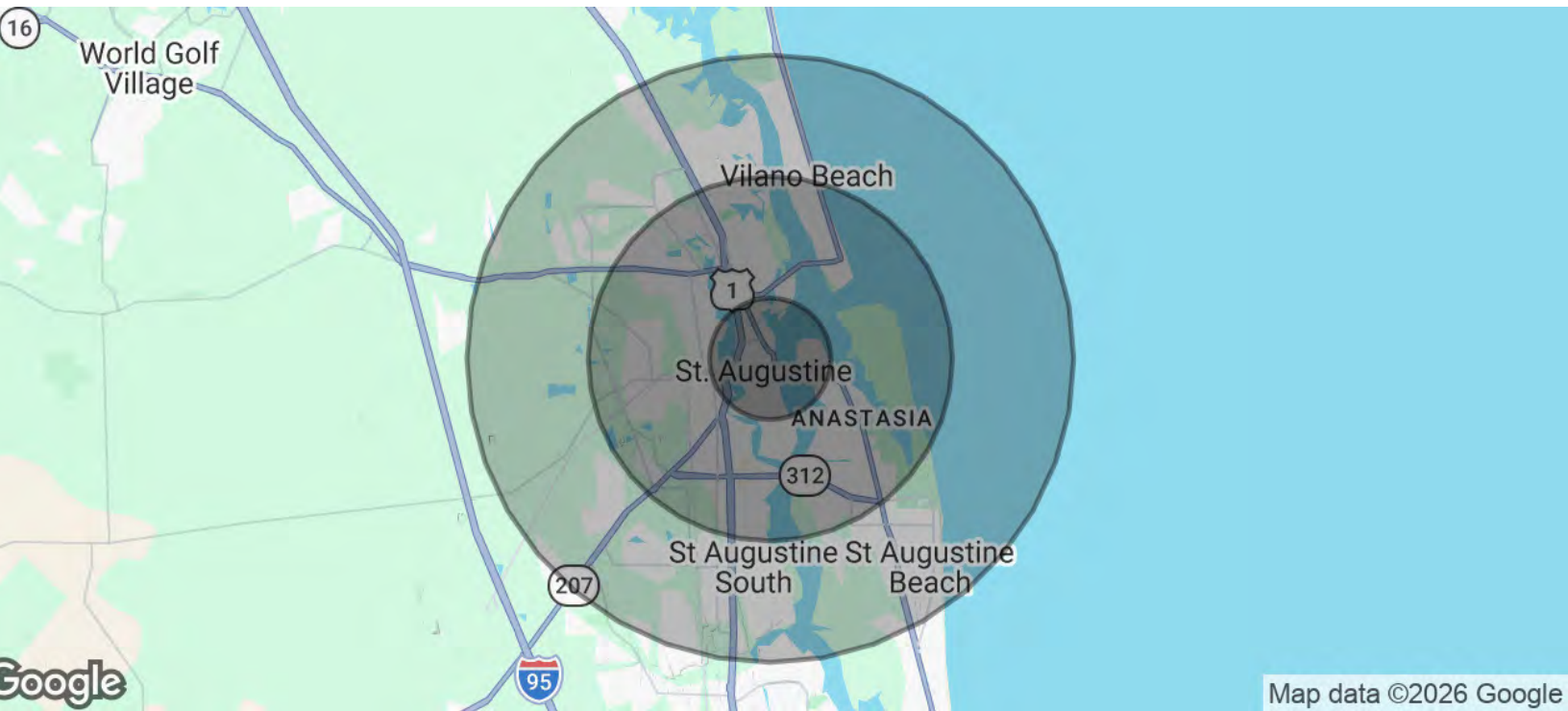


Demographics

Section 3

Demographics Map & Report

FOR SALE



Population	1 Mile	3 Miles	5 Miles
Total Population	5,453	30,773	59,700
Average Age	41.8	46.7	46.6
Average Age (Male)	40.1	45.2	45.7
Average Age (Female)	41.8	48.2	47.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,773	12,504	24,299
# of Persons per HH	3.1	2.5	2.5
Average HH Income	\$132,549	\$95,402	\$100,954
Average House Value	\$554,450	\$384,523	\$413,162

2023 American Community Survey (ACS)

Joe Hatin
VP, Commercial Division
904.296.6400
joe.hatin@floridanetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904.669.0691
Arriola.Irene@gmail.com

**Berkshire Hathaway HomeServices
Florida Network Realty**
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

 **COMMERCIAL ADVISORS™**

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY



COMMERCIAL ADVISORS™

Commercial Advisors

Section 4

OFFERING MEMORANDUM



Joe Hatin

VP, Commercial Division

joe.hatin@floridanetworkrealty.com
Direct: 904.296.6400 | Cell: 904.669.5099

Professional Background

J. Joseph (Joe) Hatin serves as the Vice President of the Commercial Division at Berkshire Hathaway HomeServices Florida Network Realty, headquartered in Jacksonville, Florida.

Since 2023, Hatin has been at the helm of the company’s commercial real estate division, steering its strategic initiatives and growth. In addition to leading the division, he is responsible for designing and implementing comprehensive education, training, and coaching programs aimed at enhancing expertise in property evaluation, research analysis, and industry best practices.

In 2024, Joe assumed an additional leadership role as Vice President of Commercial Services for HomeServices of America. In this capacity, he is responsible for guiding the strategic growth and development of the Commercial Division across both franchise and independently owned companies. His focus includes advancing core initiatives in education, technology, collaboration, and marketing to strengthen the commercial real estate platform nationwide.

With over 25 years of extensive experience in the real estate sector, Hatin first entered the field as a certified-general appraiser before advancing to become a licensed Florida Broker. His career has spanned both residential and commercial real estate, with a focus on property resale, purchasing, and investment opportunities, earning him a respected reputation for innovation and leadership. Hatin has also successfully operated his own appraisal and real estate brokerage firms. His deep understanding of the industry, coupled with his negotiation prowess and entrepreneurial spirit, has been pivotal to his success.

Education

University of Florida, 1991

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475,
Jacksonville, FL 32216
904.296.6400

Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
View Website

Irene Arriola, Broker Associate

FOR SALE



Irene Arriola

Arriola.Irene@gmail.com

Direct: **904.669.0691**

Professional Background

Irene Arriola has practiced real estate full-time in St Augustine and St Johns County for over 21 years. From the outset she recognized the unique aspects and free-spirited nature of the area, and so associated herself with independently owned and operated firms like One Sotheby's International Realty that had the flexibility and imagination to meet the challenges of providing top-notch services for such a community and its consumers. The result of this personal business plan has consistently placed Irene among the top producers in the county. Her marketing skills have put her services and her properties at the top of nearly everyone's list, and her talent for turning a phrase and bringing descriptions to vibrant life has taken print advertising to the level of art. Not one to take without giving back, Irene is generous with her community service. She provides the Council on Aging with pro-bono representation on a regular basis. From time to time she acts as Realtor for the City of St Augustine as well. She is also Secretary for the St Johns Housing Partnership.

One Sotheby's International Realty
81 King Street, Suite B,
St. Augustine, FL 32084

Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

Irene Arriola
One Sotheby's International Realty
81 King Street, Suite B
St. Augustine, FL 32084
904 669 0691
Arriola.Irene@gmail.com

Berkshire Hathaway HomeServices
Florida Network Realty
4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
[View Website](#)

**BERKSHIRE
HATHAWAY** | FLORIDA NETWORK
HOMESERVICES REALTY
 **COMMERCIAL ADVISORS™**