



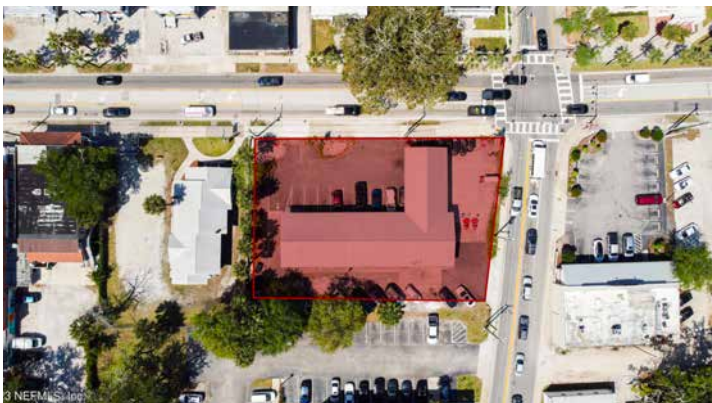
125 KING STREET

SAINT AUGUSTINE, FL 32084

FOR SALE
\$3,975,000

PROPERTY DESCRIPTION

The commercial property at 125 King Street in St. Augustine, FL, is a prime mixed-use retail building located in the vibrant historic district, renowned for its high pedestrian and tourist traffic. Positioned on a signalized corner, this property is ideal for retail or other commercial tenants seeking maximum exposure and convenient access. The versatile CL-2 zoning allows for a range of commercial uses, enhancing its appeal for diverse tenants. This property offers exceptional redevelopment potential with its prime location and flexible zoning. Occupying a prominent corner lot, this building offers exceptional visibility and accessibility, catering to both local patrons and tourists visiting St. Augustine's historic district. With approximately 4,338 square feet of space, the property provides flexible layout options tailored to tenant needs.



COURTNEY SMITH
REAL ESTATE AGENT

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OFFERING SUMMARY

Property Type	Retail / Mixed Use
Building Size	4,338 SF
Building Class	B
Year Built	1967
Tenancy	Multiple
Land Acres	0.52 AC
Zoning	CL-2 - CL-2
	(Zoning allows most uses in downtown St. Augustine)
Parking	25 Spaces



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PROPERTY HIGHLIGHTS

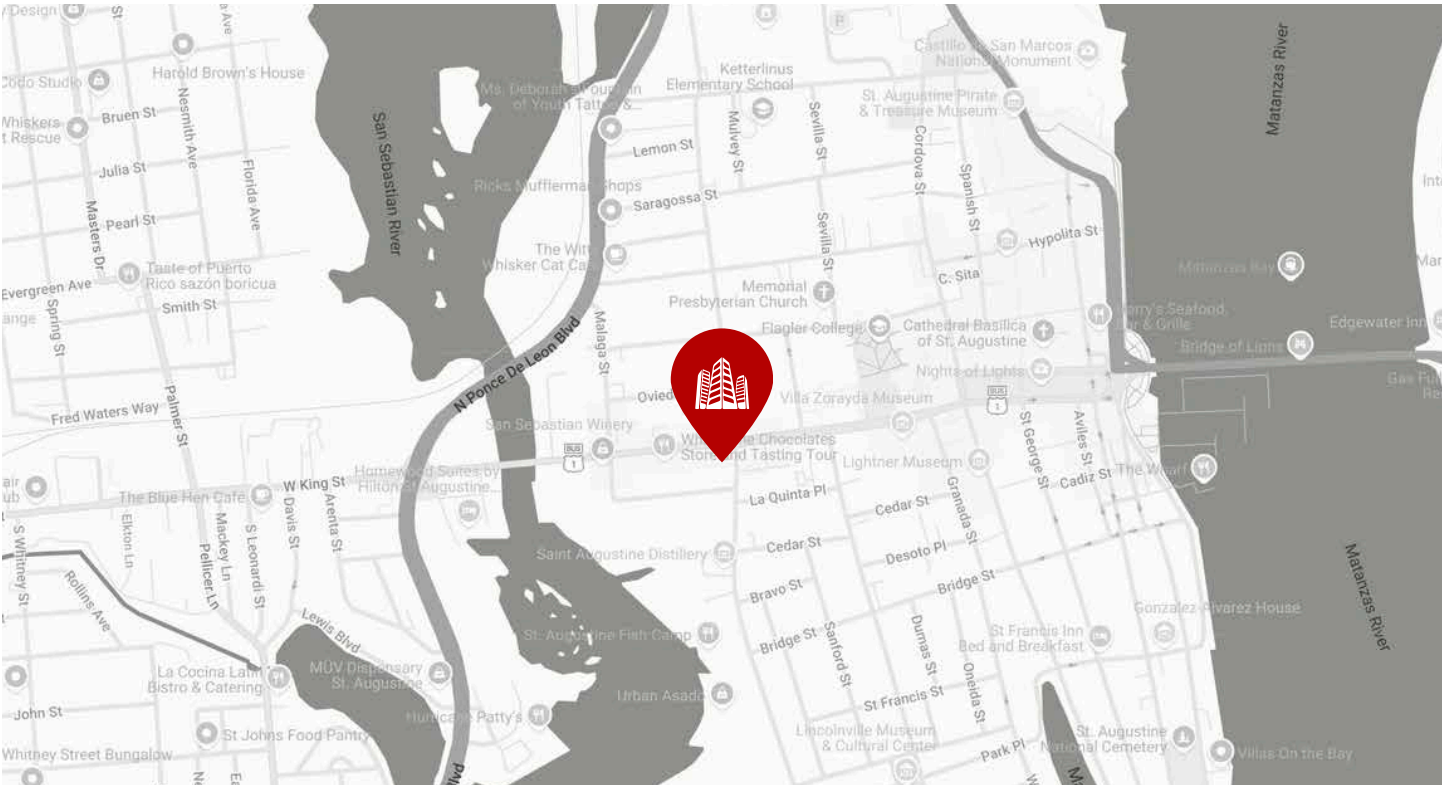
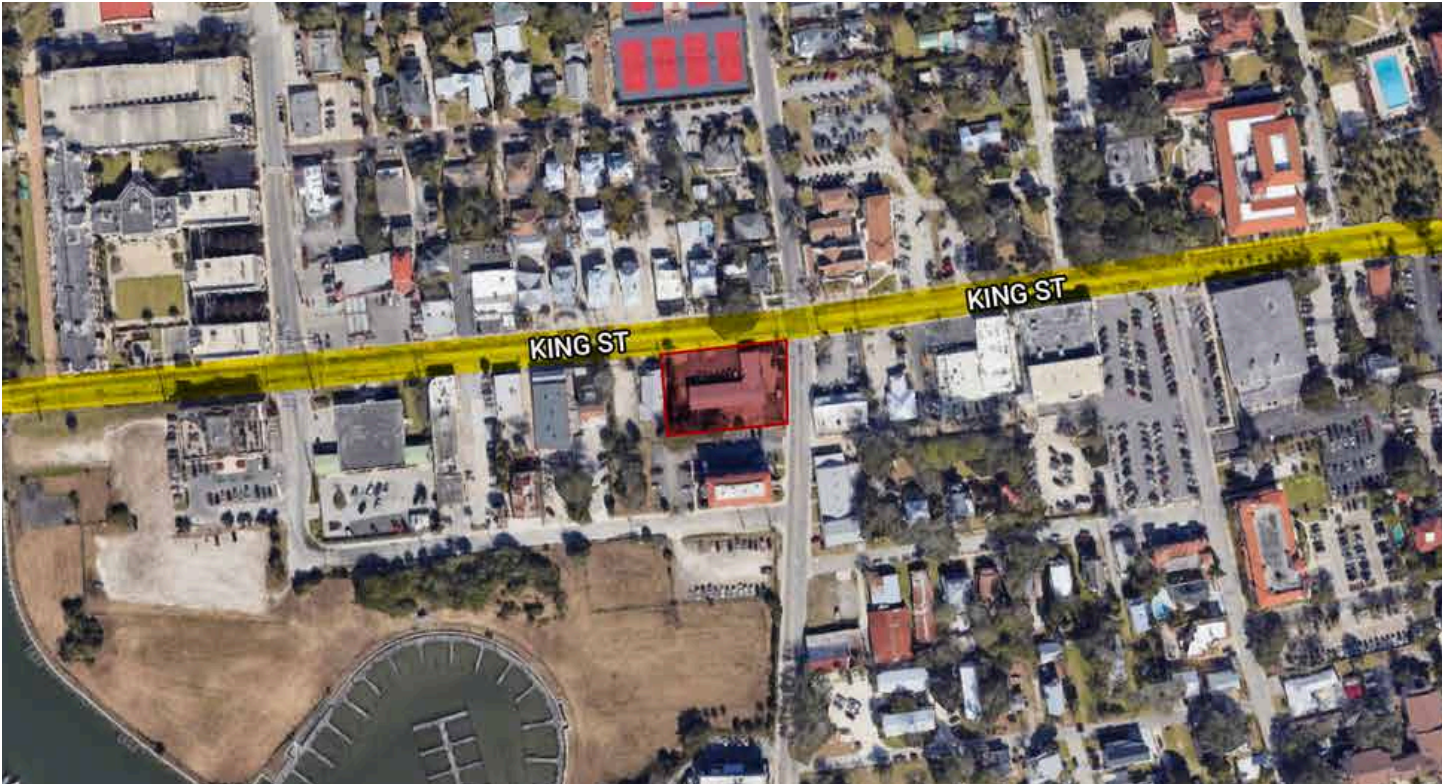
- **Prime Location:** High-traffic historic district of St. Augustine.
- **Signalized Corner:** Enhances visibility and accessibility.
- **Flexible Zoning:** CL-2 zoning supports diverse commercial uses.
- **Size and Layout:** Approx. 4,338 sq. ft. with adaptable configurations.



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