691 A1A Beach Blvd, St Augustine, 32080

$7,800,000

Great Expectations Realty

UNIQUE COMMERCIAL OPPORTUNITY: A BAR, RESTAURANT AND BREWERY IN THE HEART OF ST AUGUSTINE BEACH

- Frontage on A1A & A Street
- 2 Distinct Parcels
- Zoning: CO Commercial
- 4 COP Quota Liquor License

Property Summary

Discover a prime commercial opportunity featuring two distinct parcels just 500 feet from beach access. One parcel includes a thriving brewery with a paved parking lot, while the other boasts a vibrant restaurant and bar, complete with a pool and multiple versatile buildings. This is a unique investment opportunity in a highly desirable coastal location.

JENA DENNIS

JenaDennis@GERealty.us

904 806 4274

GREAT EXPECTATIONS REALTY

We can sell Your Home or Business & Everything in it!

691 A1A Beach Blvd, St Augustine, 32080

Multiple Commerical Buildings

Great Expectations Realty

Components

This unique commercial property consists of two parcels, each offering distinct business opportunities. The first parcel is home to a vibrant restaurant and bar, comprising four detached buildings, a spacious deck, and a pool, creating a dynamic entertainment and dining destination. In addition there is an open area at the rear used for parking. The second parcel features a brewery built in 2022 with a paved parking lot.

691 A1A Beach Blvd

Jack's Bar-B-Que

Building 1: Kitchen and Bar Seating

Building 2: Bar, Seating and Deck

Building 3: Bar & Billiard Room

Building 4: Back of House & Storage

Pool central to buildings 2, 3 & Brewery.

Parcel #169470-0000

681 A1A Beach Blvd

Bootlegger Beach Brewing

Building 1: Brewery

Parking lot

Parcel #169480-0000

Jena Dennis - 904 806 4274 - JenaDennis@GERealty.us

691 A1A Beach Blvd, St Augustine, 32080

Great Expectations Realty

Jack's Bar-B-Que

An Historic Landmark in St. Augustine Beach

A beloved staple of the community since the 1940s, Jack's Bar-B-Que is one of the most recognizable dining and entertainment destinations in St. Augustine Beach.

The property spans approximately 15,077+ sq ft / .35 acres and features approximately 100 feet of visible frontage along A1A Beach Boulevard, with additional 150 ft of frontage on A Street. A city-owned parking lot adjacent to the eastern boundary on A1A provides convenient guest parking, complemented by on-site parking options.

Building #1, the original restaurant building dating back to the 1940s, was rewired and re-plumbed in 2001 and houses the kitchen, cooler, freezer, and bar seating.

Jena Dennis - 904 806 4274 - JenaDennis@GERealty.us

691 A1A Beach Blvd, St Augustine, 32080

Jack's Bar-B-Que

An Historic Landmark in St. Augustine Beach

Great Expectations Realty

Cont. .....

Building #2, built in 1996, features a second bar with an 800-square-foot wooden deck with outdoor customer seating.

Building #3, added in 2011, accommodates a third bar and billiard tables, creating a lively entertainment space.

Building #4 Consists of several additional improvements including a rebuilt BBQ pit, back of house, storage a building (2004) located next to a large open parking space facing A Street.

Jena Dennis - 904 806 4274 - JenaDennis@GERealty.us