



FOR SALE - \$975,000

Features: **501 N 3rd, Fernandina Beach, FL 32034**

- 3,010 Square Feet
- Waterfront Industrial Zoning
- Adjacent Lot Included (0.58 ac total)
- 8 Large Rooms, & a Conference Room Overlooking Amelia River
- 2 Bathrooms & a Kitchen

RARE opportunity to own the beautiful J.H.P. Merrow House (also known as the Port House) located on Amelia Island with expansive waterfront and Port views. This charming historic Victorian is in a desirable location close to Downtown Fernandina Beach. This unique 2-story building, located at the corner of North 3rd Street and Escambia Street, features a cozy cupola with breathtaking views. The building was constructed in 1888 and comprises 3,010 SF, has multiple porches, and is on the Historic Registry. The property also includes the adjacent lot for parking or development, 0.58 acres in total with both parcels. The property is zoned waterfront industrial, allowing for current office use or additional commercial uses, such as a fine-dining restaurant, wedding venue, coffee shop, winery, or bed and breakfast.

Walking distance to the Historic District.



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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information



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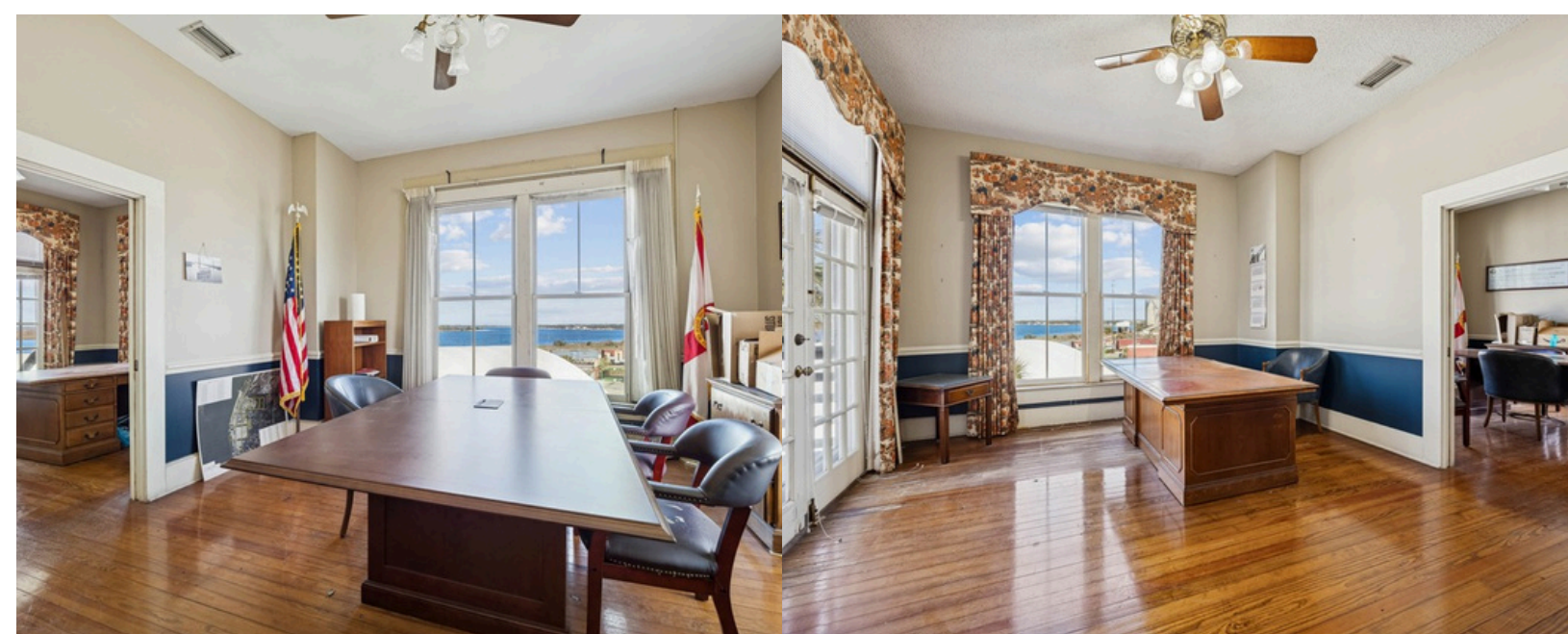


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The I-W District is intended for the development of water dependent and water-related manufacturing, assembling, storage, distribution, sales, and port operations that are generally high intensity. The Waterfront Industrial District recognizes existing industrial development with locations that have access to transportation facilities by air, rail, ship, or highway. The designation of land for the I-W District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.



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AMAZING VIEWS FROM THE CUPOLA



Courtesy of the Amelia Island Museum of History

A little history about the J.H.P. Merrow House....

The 400 and 500 blocks of North 3rd Street also contain a number of historic structures which, however, were excluded from the boundaries of the original district. These are the William J. Davis House at 421, ca. 1907; the Morse House at 424, ca. 1901; and the J.H.P. Merrow House (Photo) at 501, ca. 1888.

The houses in these blocks are in a historically important location known as "Yellow Bluff," the site of the plantation of Domingo Fernandez, an early settler whose land holdings became part of the new town of Fernandina.

Photo and historical content courtesy of Amelia Island Museum of History



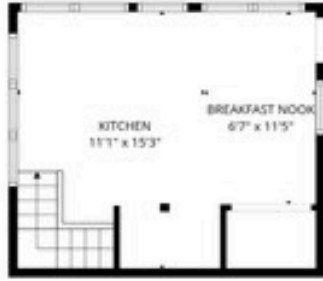
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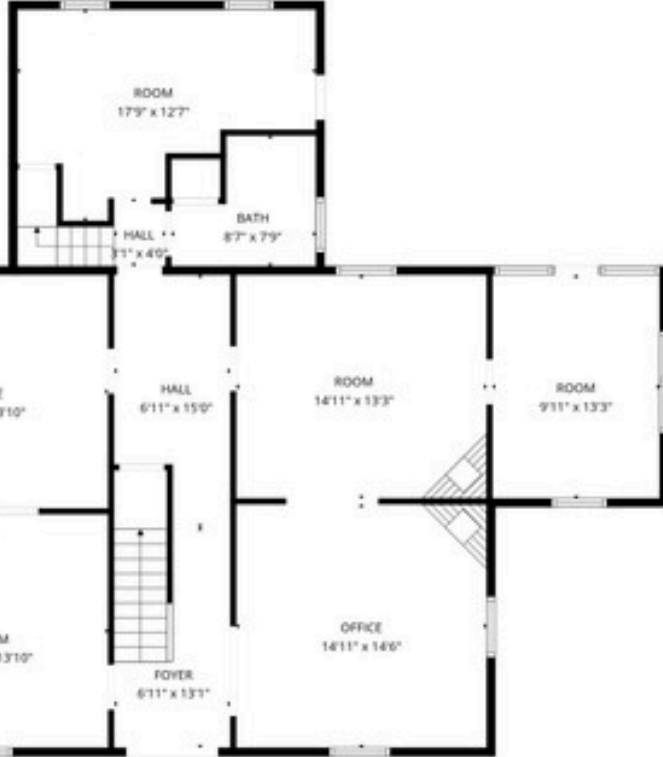
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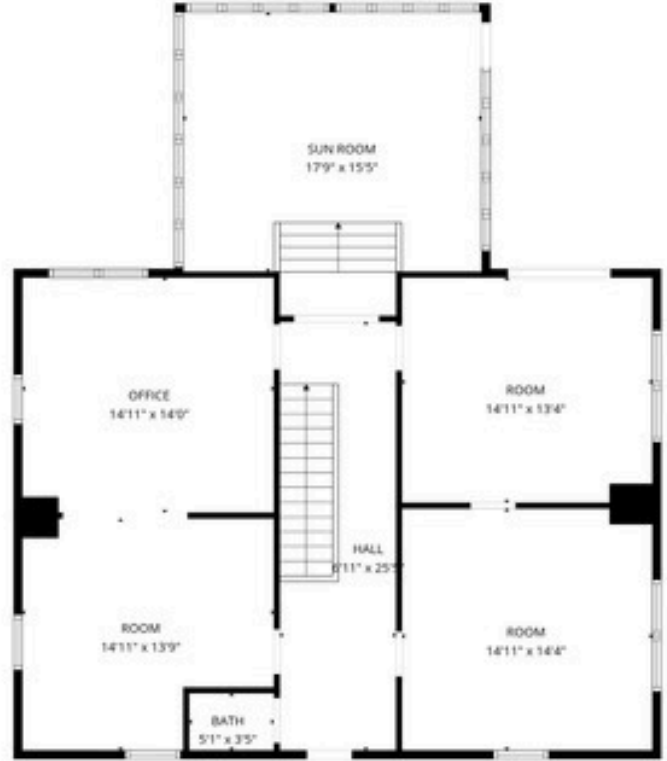
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2nd floor



1st floor



3rd floor

Total GLA: 3275 sq. ft | Total: 3275 sq. ft
 1st floor: 1559 sq. ft
 2nd floor: 304 sq. ft
 3rd floor: 1412 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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