



For Sale

Investment Opportunity

Sale price

\$2,200,000

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Miranda Ferreira, REALTOR

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Miranda Ferreira
REALTOR
Century 21 Miller Elite

Office Building

500 Centre St., Fernandina Beach, FL 32234

Strategically located on the corner of Centre Street and South 5th Street, the building was completed in 1989. Designed by well-known local architect David Beer, the building was constructed by Davlin Construction Company of Jacksonville, Florida. The design incorporates elements of the adjacent Nassau County Courthouse and Federal Post Office building with the intention that the building should look like the surrounding turn of the century buildings. The building is situated on a 50-foot x 100-foot lot and offers parking directly behind the building. A rare commodity for Centre Street and downtown Fernandina Beach.

Property Features

- Rare opportunity to buy an existing building on Centre St.
- 3,916± SF building
- Prime owner-user opportunity in a highly visible downtown Fernandina Beach location, ideal for retail or office use with exceptional exposure
- Property has 5 parking spaces dedicated to the building
- Real estate #00-00-31-1800-0029-0011
- Built in 1989
- Zoning: C-3
- Property is located next door to the Fernandina Beach Courthouse
- Seller will relocate retention pond on east side of building at Seller's expense
- Seller is obligated to participate in a 30 day Right of First Refusal. The Right of First Refusal will be added as a contingency to any Purchase and Sale Agreement

Location

Downtown Fernandina Beach

Sadler Rd & SR 200

Sadler Rd & A1A



Post office



City Hall

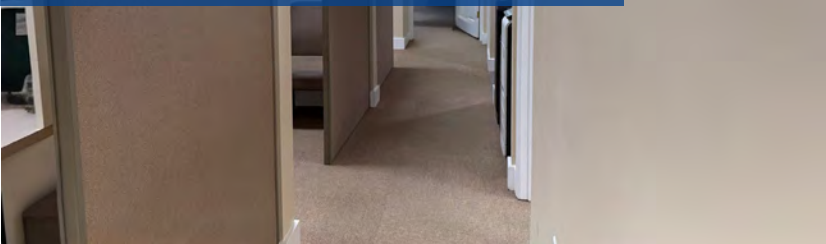


School



Public Library

Photo Gallery





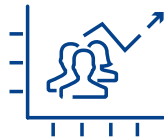
Area Demographics | 5 mi radius

Source: ESRI Business Analyst



2025 Estimated Population

24,617



2030 Projected Population

26,484



2025 Est. Avg. Household Income

\$133,132



2030 Proj. Avg. Household Income

\$143,112

Contact:

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