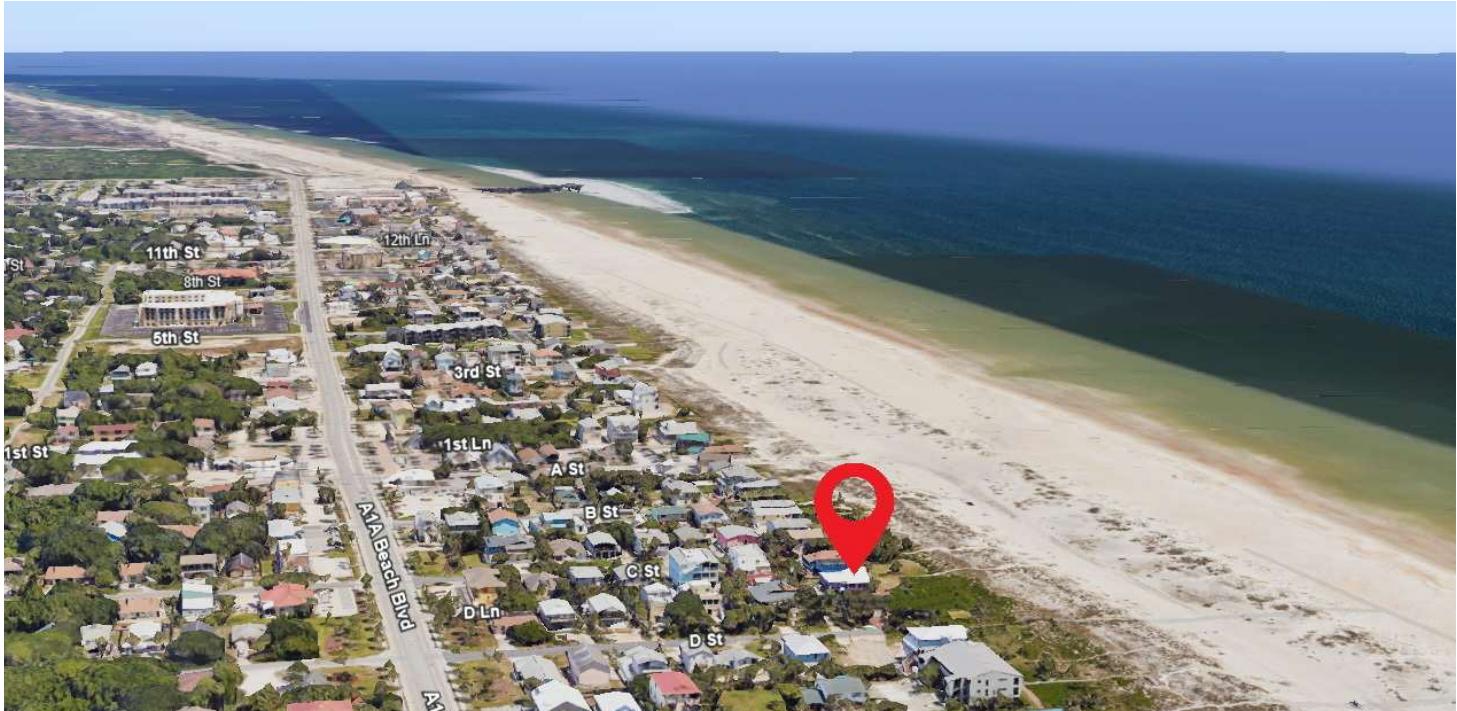


SALE

TWO SHORT-TERM RENTALS - OCEANFRONT ON ST. AUGUSTINE BEACH

1 1/2 D Ln. St. Augustine Beach, FL 32080



PROPERTY DESCRIPTION

VACATION RENTAL LICENSE INCLUDED.

Located Oceanfront in the City of St. Augustine Beach, this property offers a rare combination of two platted lots and an existing beachfront home configured with two separate rental units and two electric meters.

A current short-term rental permit with the City allows for nightly and weekly rentals, making this an attractive income-producing opportunity. The layout provides flexibility to operate both units as vacation rentals, use one for personal residence while renting the other, or explore future development potential thanks to the double-lot configuration.

Situated oceanfront with direct beach access and just minutes from Historic Downtown St. Augustine, the property combines investment stability with prime coastal location.

For more information, contact Rich O'Brien at 904-814-2080.

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,734 | 25,655 | 45,997 |
| Total Population | 5,867 | 56,355 | 104,822 |
| Average HH Income | \$114,897 | \$103,742 | \$101,598 |

PROPERTY HIGHLIGHTS

- Short-Term Vacation Rental License Included!
- Oceanfront in the heart of St. Augustine Beach
- Two platted lots offering expansion or redevelopment options
- Existing home with two rental units for flexible income or occupancy
- Two electric meters for separate utility service
- Prime oceanfront location near shops, restaurants, and Historic Downtown

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$2,950,000 |
| Number of Units: | 2 |
| Lot Size: | 0.23 Acres |
| Building Size: | 2,507 SF |

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

rich.obrien@thepremierproperties.com

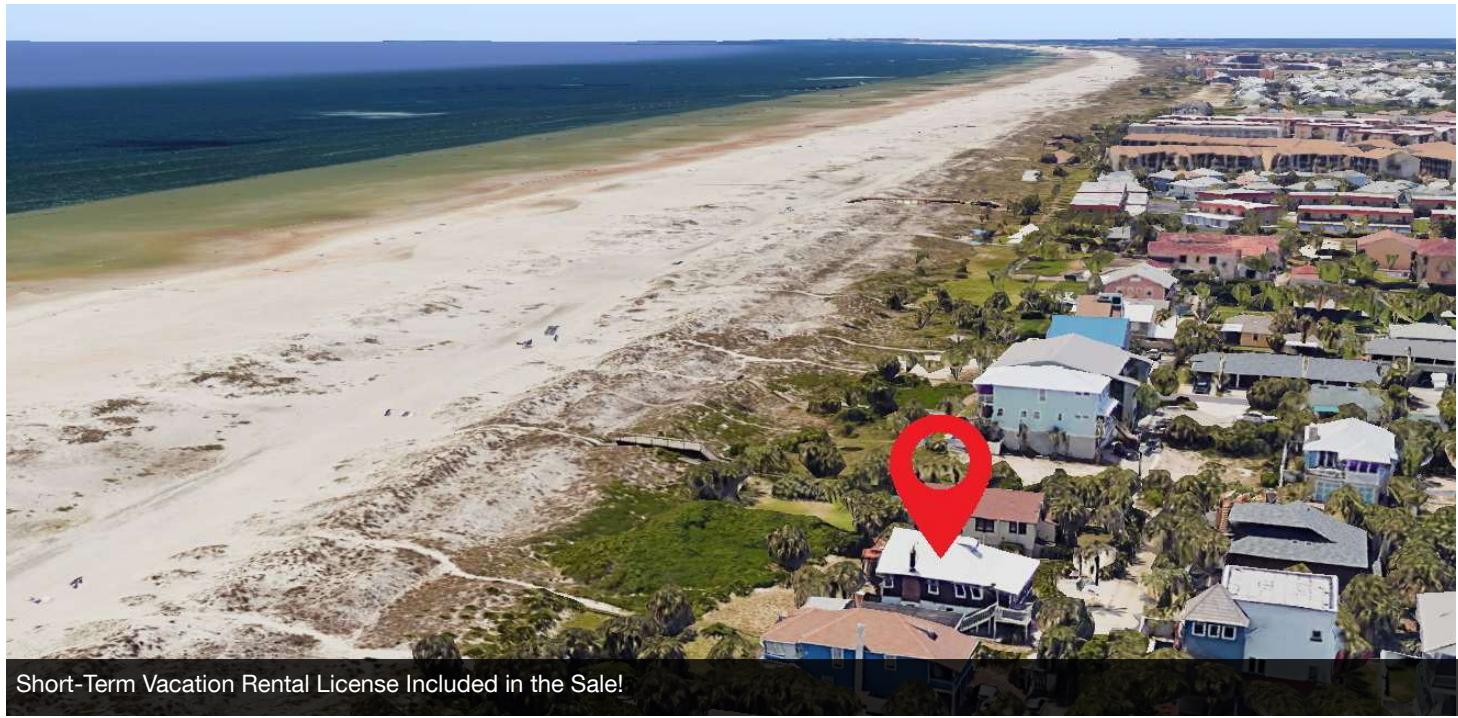


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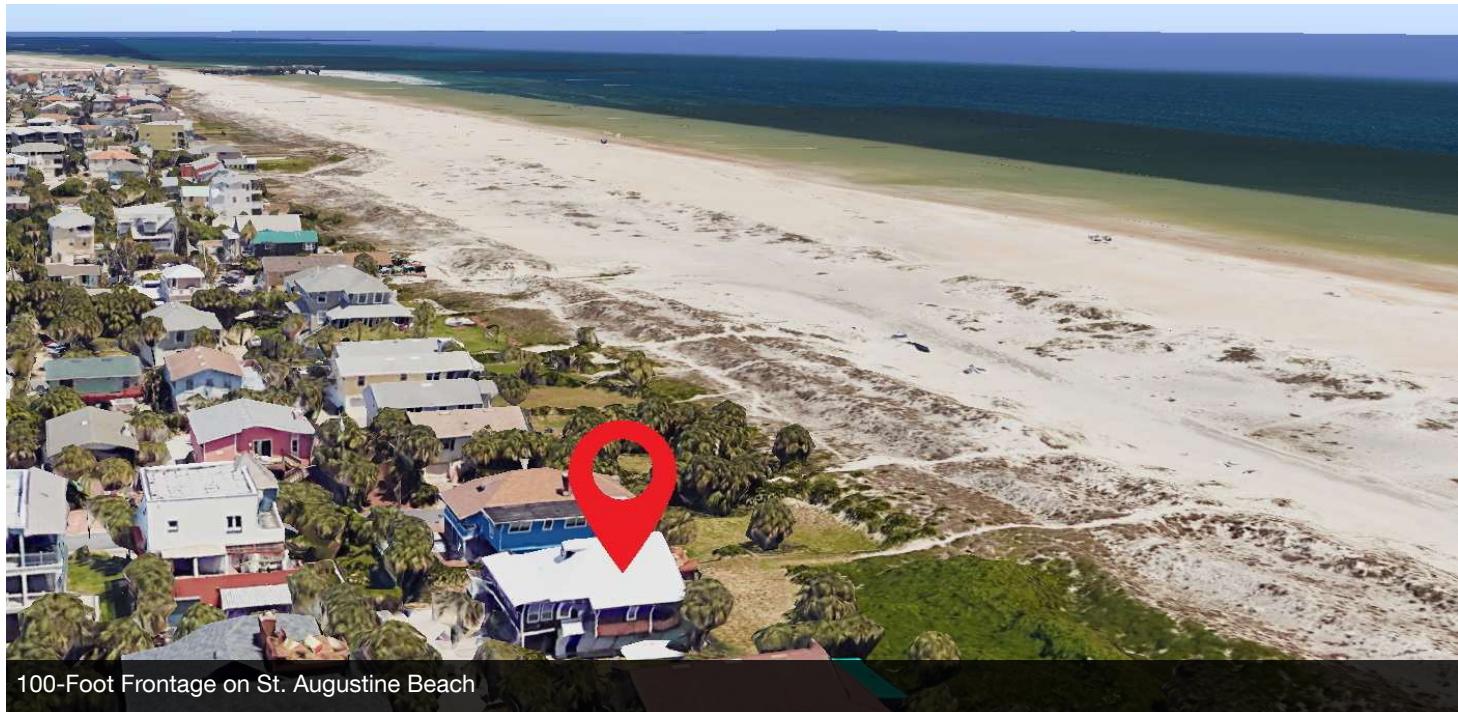
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Short-Term Vacation Rental License Included in the Sale!



100-Foot Frontage on St. Augustine Beach

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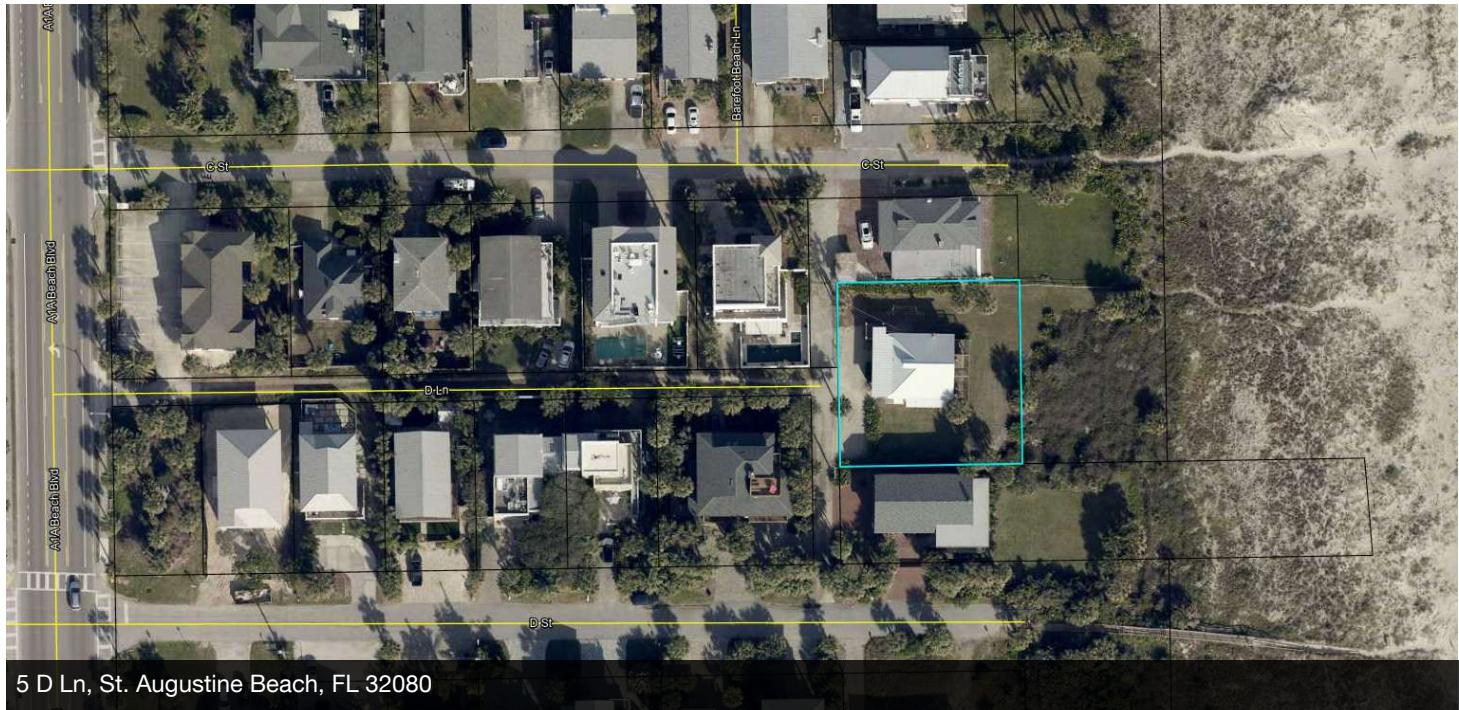
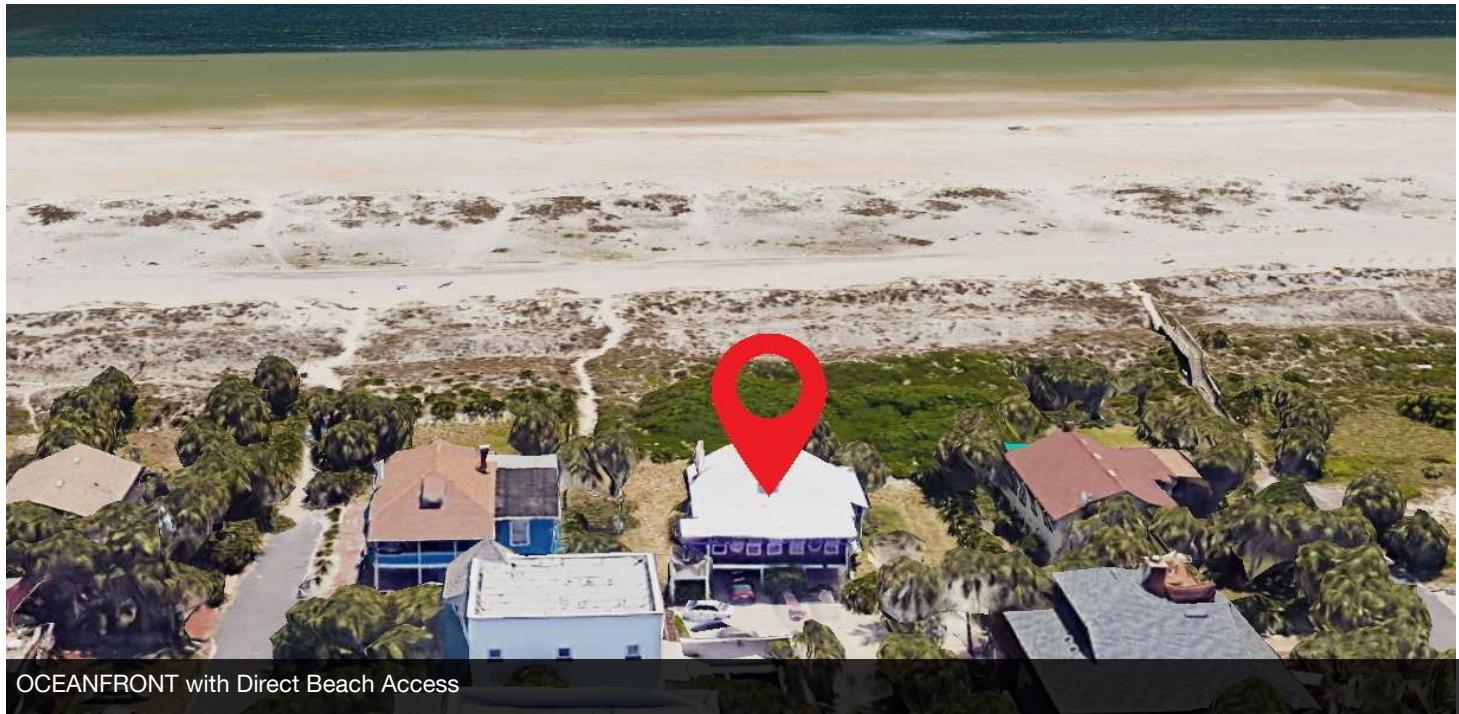


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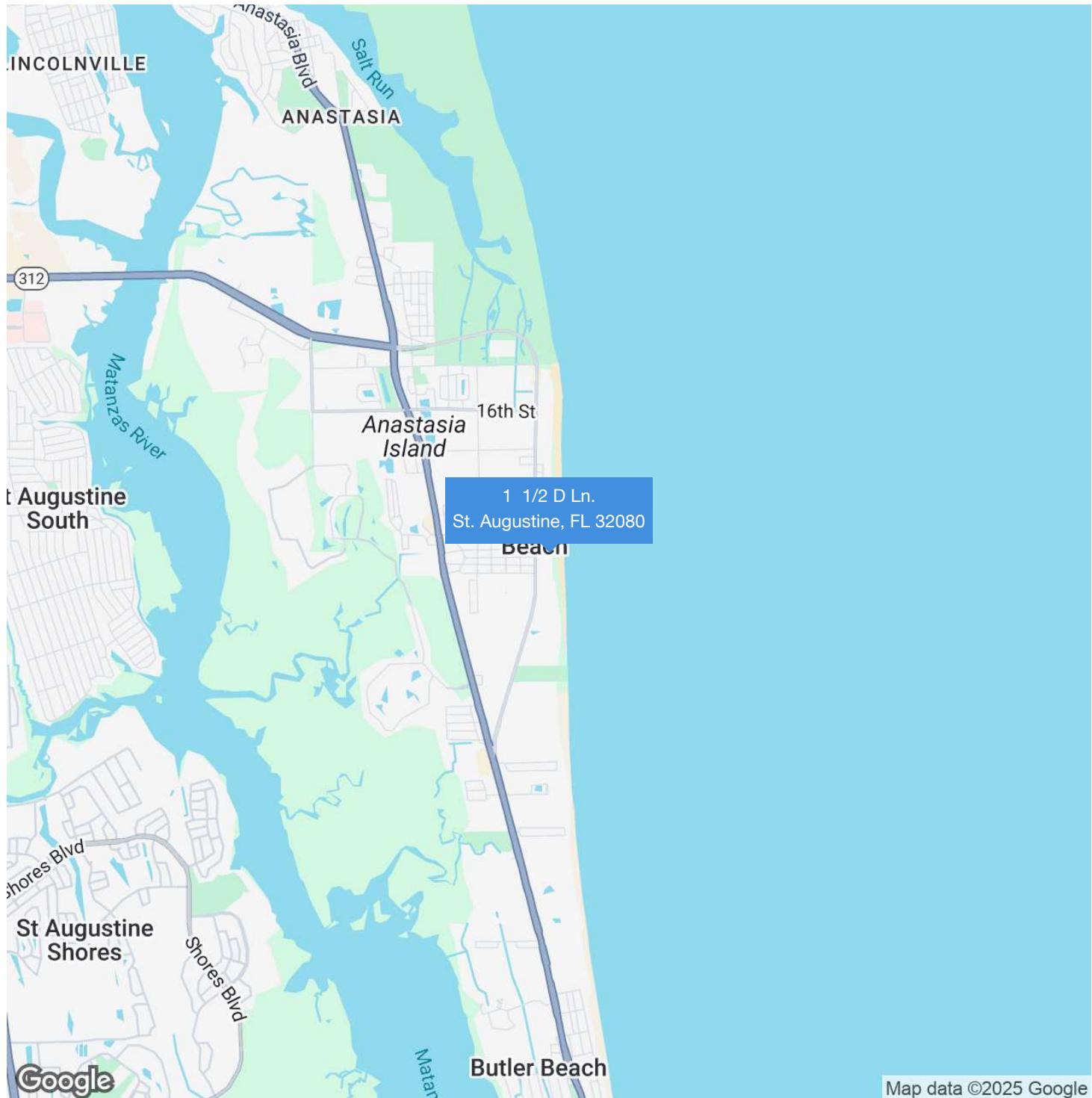


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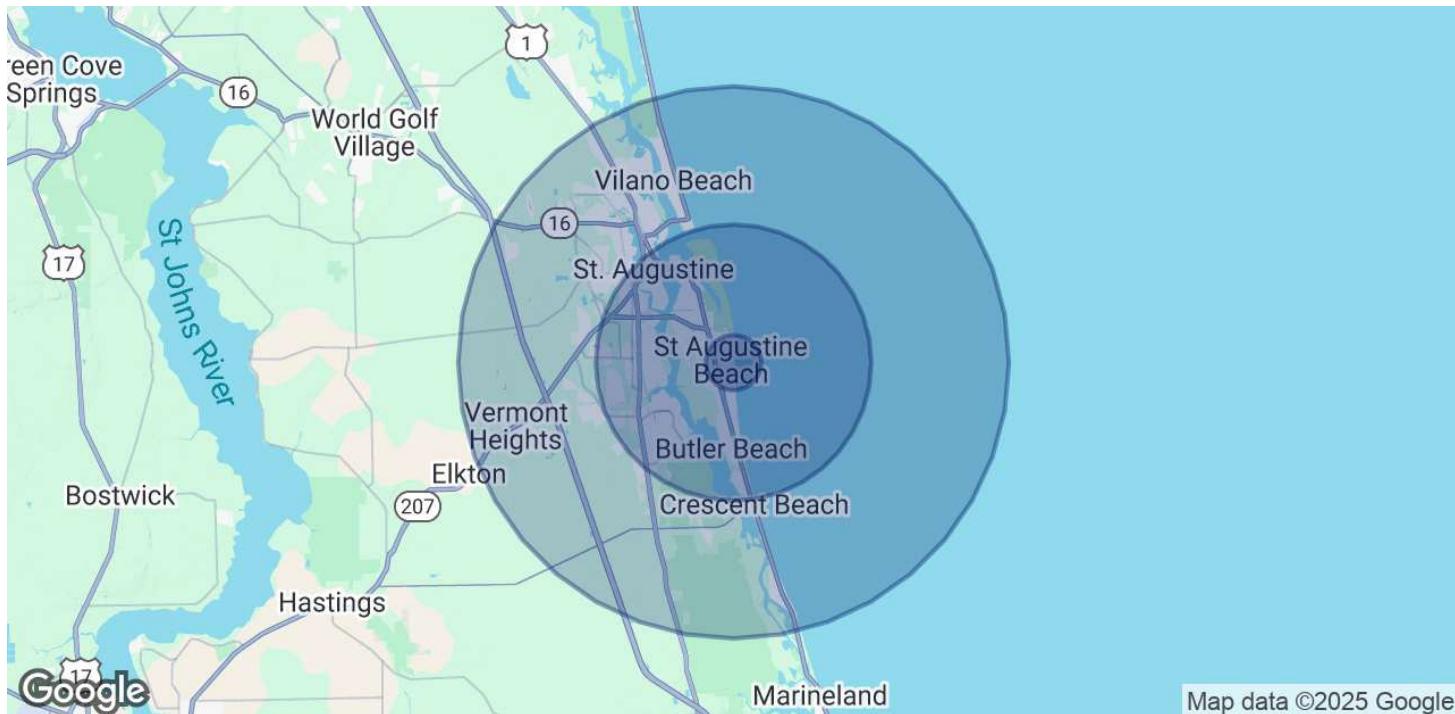


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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 5,867 | 56,355 | 104,822 |
| Average Age | 50 | 50 | 48 |
| Average Age (Male) | 49 | 49 | 47 |
| Average Age (Female) | 51 | 52 | 49 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,734 | 25,655 | 45,997 |
| # of Persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$114,897 | \$103,742 | \$101,598 |
| Average House Value | \$697,341 | \$499,430 | \$453,728 |

Demographics data derived from AlphaMap

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RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

Direct: (904) 814-2080 | Cell: (904) 814-2080

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2024—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors

St. Johns County Chamber of Commerce

St. Johns County Visitors & Convention Bureau

St. Johns Attractions Association

St. Johns County Tourist Development Council

St. Augustine Beach City Commission

ICSC: International Council of Shopping Centers

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