

# VILLAGE SQUARE AT PALENCIA

A Professional Office Condominium

701 Market Street, Unit 107B  
Saint Augustine, Florida 32095

Exclusively Represented By:

**Joe Hatin**  
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**BERKSHIRE  
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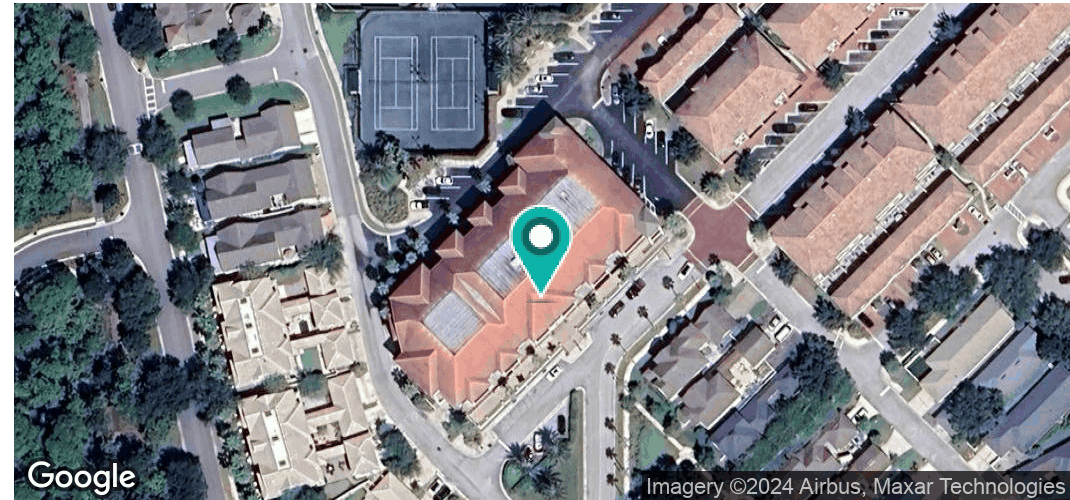
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OFFERING MEMORANDUM

# EXECUTIVE SUMMARY

FOR SALE



Offer Price

\$200,000

## LOCATION DESCRIPTION:

- 624 SF PROFESSIONAL OFFICE TYPE CONDOMINIUM LOCATED ON 1ST FLOOR
- CONSTRUCTED IN 2007- ZONED PUD (PLANNED UNIT DEVELOPMENT)
- PRIME ST. AUGUSTINE LOCATION- MODERN OFFICE/EXECUTIVE SUITE
- WELL-MAINTAINED PROPERTY
- SUITABLE FOR DIVERSE BUSINESS USES
- AMPLE PARKING AVAILABLE ON STREET / TWO (2) ASSIGNED SPACES IN PARKING GARAGE
- CLOSE PROXIMITY TO US 1 AND I95
- HIGH VISIBILITY FOR BUSINESSES
- OFFICE CONDO FEE OF \$238/MONTH INCLUDES ELECTRIC, WATER/SEWER, EXTERIOR MAINTENANCE, MANAGEMENT, ELEVATOR, PARKING GARAGE, MONITORED SECURITY, COMMON AREAS, RESTROOMS

## OFFERING SUMMARY:

**THIS PROFESSIONALLY APPOINTED CONDOMINIUM UNIT COMES FULLY FURNISHED AND IS READY FOR IMMEDIATE OCCUPANCY. THE CONDO SPANS A TOTAL OF 624 SQUARE FEET, FEATURING A MAIN CONFERENCE AREA MEASURING 13 BY 16 FEET, TWO SEPARATE OFFICES SIZED 11 BY 11 FEET AND 11 BY 16 FEET, A BREAK ROOM OF 10 BY 7 FEET, AND A STORAGE ROOM OF 4 BY 6 FEET.**

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# PROPERTY DESCRIPTION

FOR SALE



## PROPERTY DESCRIPTION

1st Floor, Professional Office Condominium Unit containing 624 Square Feet Built in 2007

## LOCATION DESCRIPTION

Discover a prime investment opportunity to own a professional office condominium located in the upscale, mixed-use development known as “Village Square at Palencia” in St. Augustine, a submarket of Jacksonville. With easy access to major arterial roadways including both US Highway 1 and Interstate 95, and a growing commercial landscape, this location presents an enticing prospect for an owner occupant or investor seeking to leverage the area's strategic positioning and diverse economic opportunities.

## SITE DESCRIPTION

Property is located in multi-tenant, mixed use commercial and residential condominium building located in Village Square at Palencia

## EXTERIOR DESCRIPTION

The exterior of the building is stucco over concrete block and fame with a tile roof.

## INTERIOR DESCRIPTION

The interior of unit consists of commercial grade carpeting, painted drywall, professionally installed office doors and trim, with an acoustical drop tile ceiling and fluorescent lighting.

## PARKING DESCRIPTION

Village Square of Palencia has ample on street parking for visitors and guests as well as parking garage underneath the building that is accessible by a private elevator. This unit includes two (2) assigned parking spaces in the parking garage below the building with easy elevator access and monitored security.

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# COMPLETE HIGHLIGHTS

FOR SALE



## PROPERTY HIGHLIGHTS

- - 624 SF Professional Office Type Condominium
- - Constructed in 2007
- - Zoned PUD (Planned Unit Development)
- - Prime St. Augustine location
- - Modern Office/Executive Suite
- - Well-maintained property
- - Suitable for diverse business uses
- - Ample parking available
- - Close Proximity to US 1 and I95
- - High visibility for businesses
- - Potential for customization
- - Established commercial area
- - Convenient access for clients and employees
- \$238/00/Month Condo Fee
- Fully Furnished - Inventory list provided by Seller

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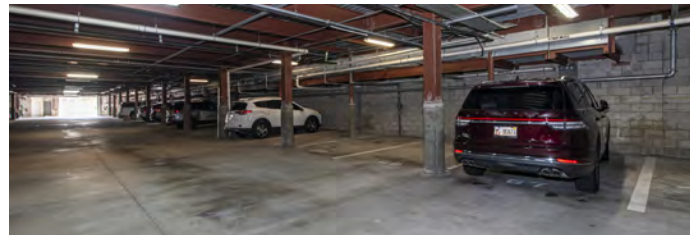
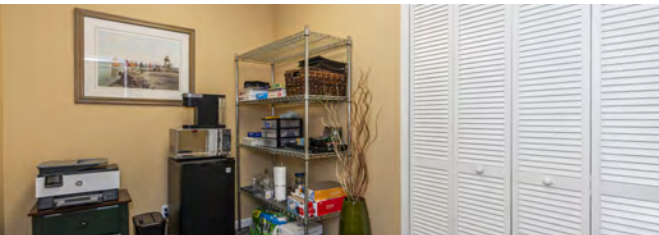
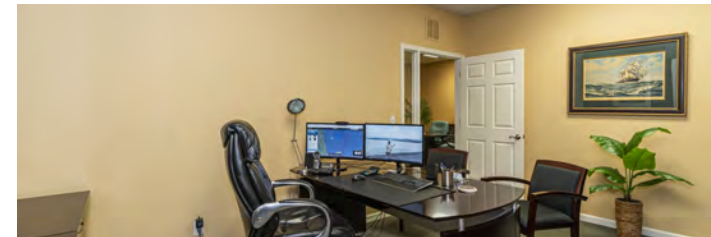
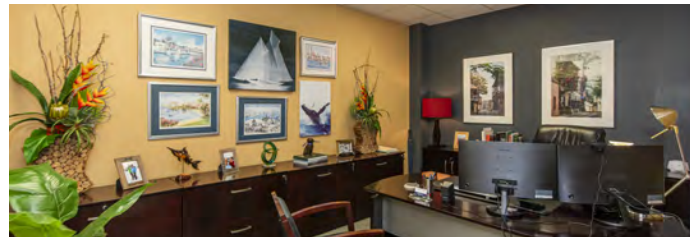
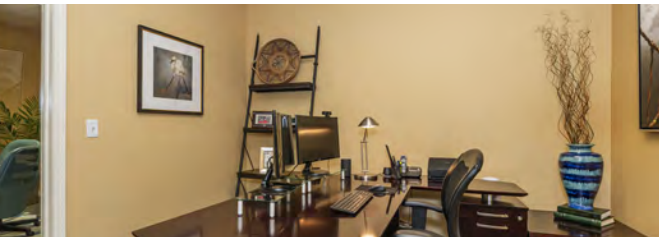
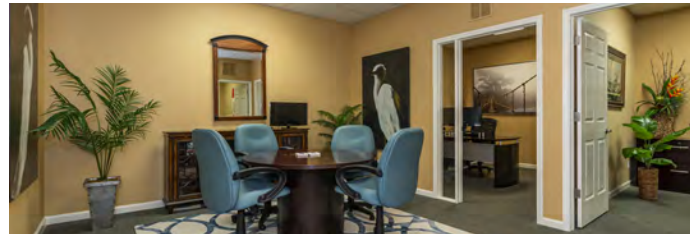
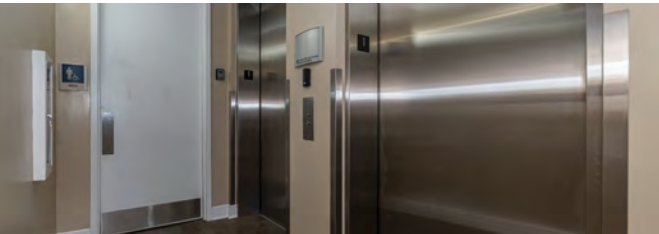
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# ADDITIONAL PHOTOS

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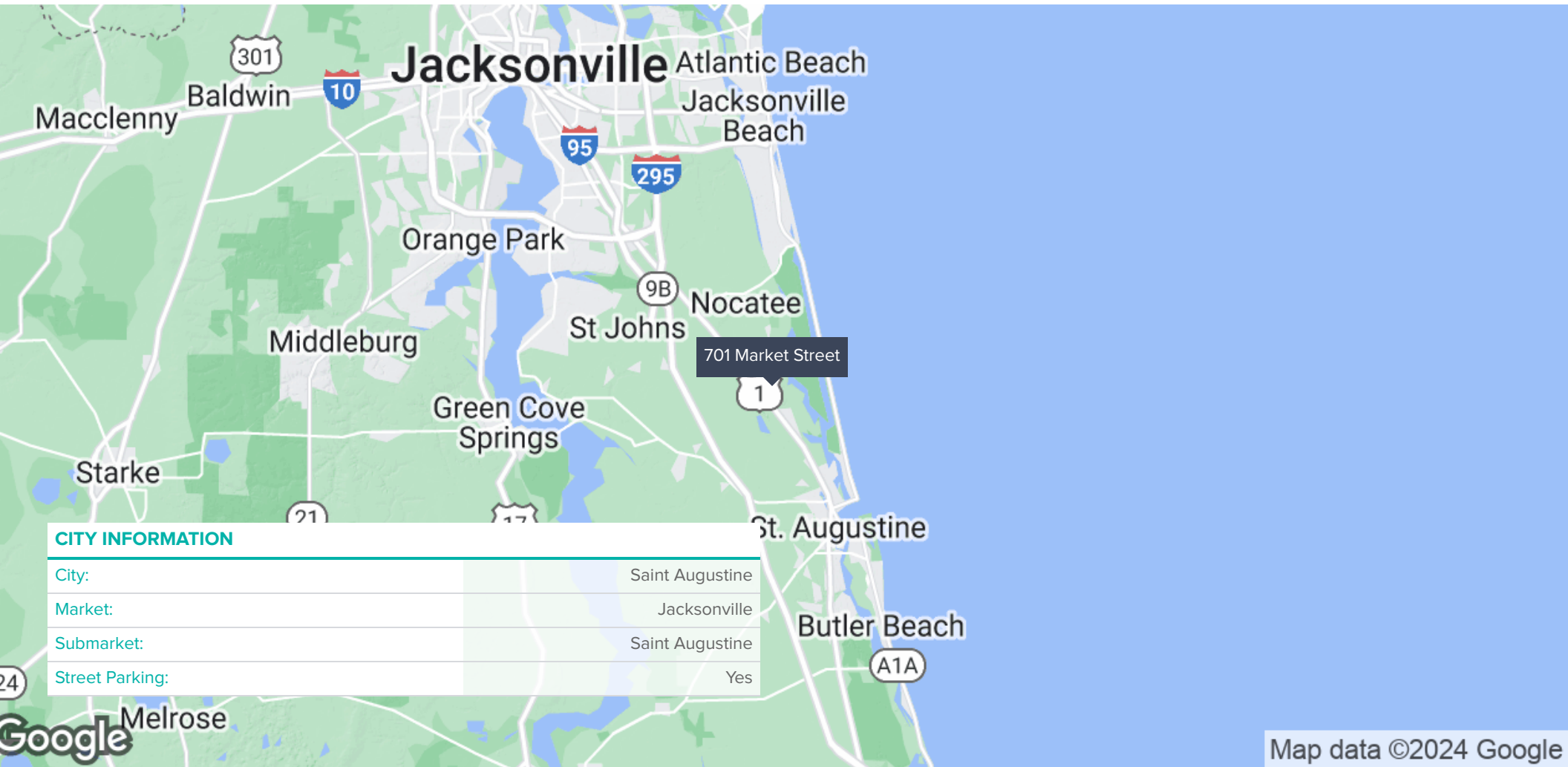
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# REGIONAL MAP

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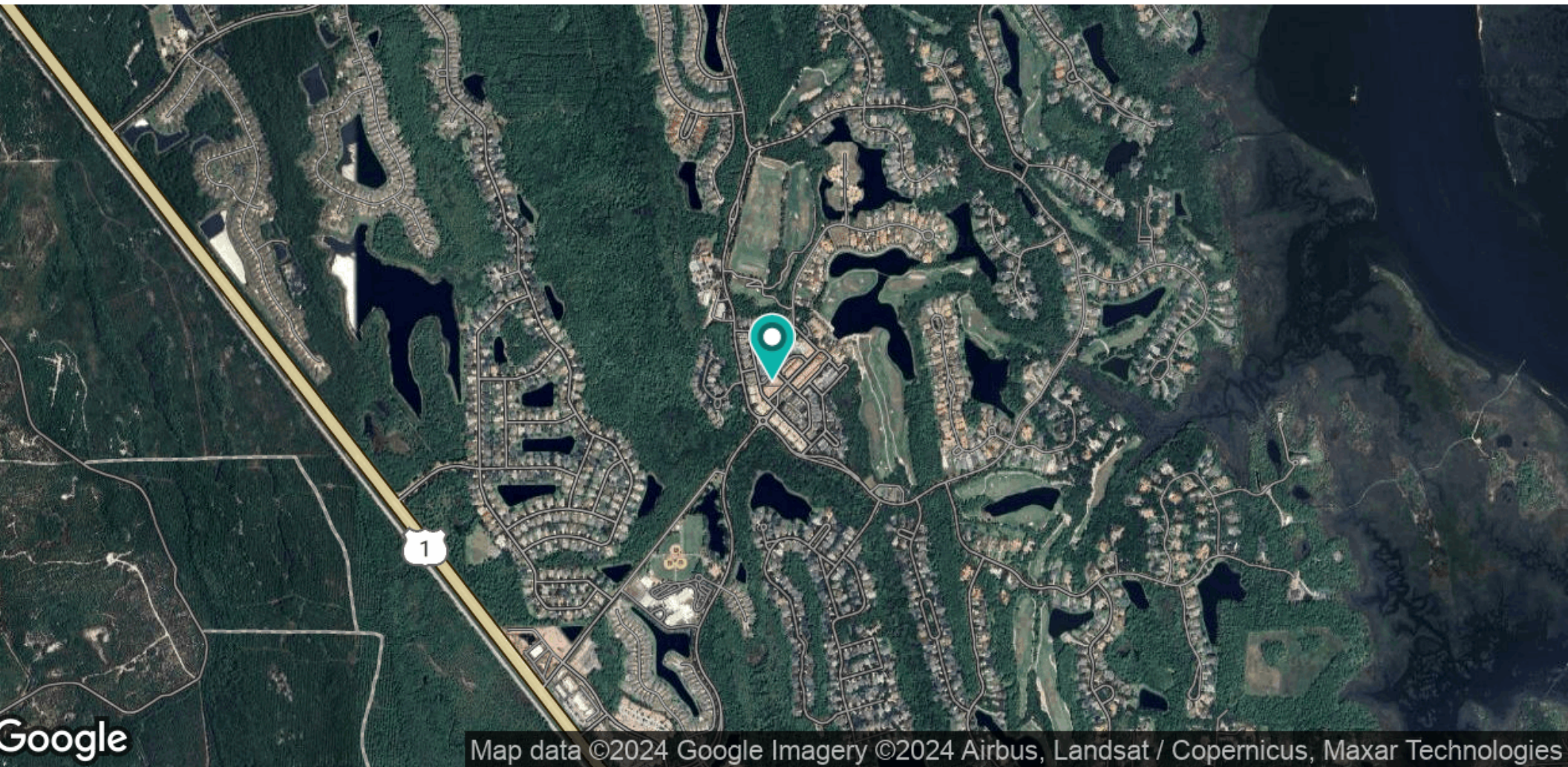
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# LOCATION MAP

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# AERIAL MAP - SUBJECT CONDOMINIUM BUILDING

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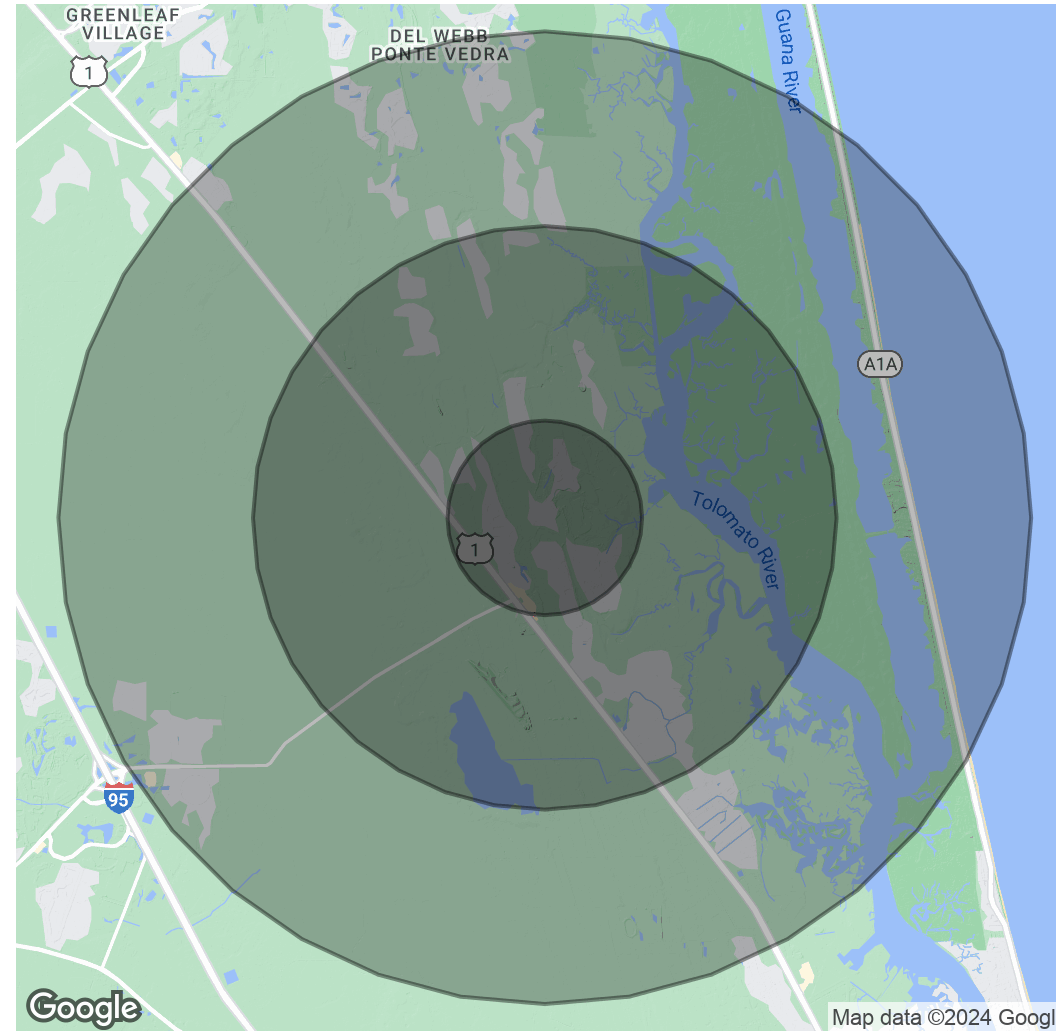
# DEMOGRAPHICS MAP & REPORT

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,770	12,451	23,311
Average Age	43	43	44
Average Age (Male)	43	43	43
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,966	4,349	8,584
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$174,684	\$173,881	\$176,758
Average House Value	\$802,983	\$754,017	\$693,755

Demographics data derived from AlphaMap



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# COMMERCIAL REAL ESTATE ADVISOR BIO

FOR SALE



## JOE HATIN

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## PROFESSIONAL BACKGROUND

Joe Hatin is Vice President of the Commercial Division at Berkshire Hathaway HomeServices Florida Network Realty, the most dynamic and respected real estate firm in Northeast Florida. In his role, Hatin leads the company's commercial real estate division. Additionally, he oversees the education, training and coaching programs for all Realtors. Hatin brings more than 25 years of real estate experience to Berkshire Hathaway HomeServices Florida Network Realty. He initially entered the real estate appraisal field and obtained his state qualification as a certified general appraiser prior to becoming a licensed Broker. His work with both residential and commercial properties led him into career that included property re-sale, purchase and investment opportunities, and a reputation as an innovator and a leading professional in the field. During his career, he owned and operated an appraisal business and a brokerage. Hatin's knowledge, negotiation skills and experience as a Broker, manager, developer, appraiser and entrepreneur helped his real estate business thrive. Hatin has a bachelor's degree from the University of Florida. He is an ardent supporter of advanced career education, dedicated to community and charitable initiatives, and active in numerous community and industry organizations.

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