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**MLS# 101641      851002 US HIGHWAY 17**



<b>Rental</b>	Lease Price: <b>\$2,100</b>
Rental Type: <b>Commercial</b>	Status: <b>Active</b>
Area: <b>Ar 8 Mainland, Sub 0</b>	
Subdivision:	
City: <b>Yulee</b>	Zip Code: <b>32097</b>
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Beds Total: <b>3</b>	Date Available: <b>2022-08-15</b>
Baths: <b>1</b>	Heated SqFt: <b>1,456</b>
Partial Baths: <b>1</b>	Pets:

**Remarks/Terms**

Rare Commercial opportunity on US Hwy 17 in the heart of Yulee, Florida. Only 1.5 miles to State Road 200, which is the main thoroughfare to I-95 and Fernandina Beach. Property was previously residential but the 3 bedrooms would make excellent offices with additional space for a conference room, front lobby and storage area. 200 ft. of frontage on US Hwy 17 with 2 entrances. Includes an additional vacant lot that can be used for parking, etc. Zoning is Commercial General which allows a variety of business uses.

Looking for long term tenant of 2 to 5 years. Rent includes internet, water and septic. Tenant to pay electricity.

**Directions**

Head north on I-95 N Take exit 380 for US-17 S 0.3 mi Turn left onto US-17 S/Hwy 17 S Destination will be on the left 6.2 mi 851002 US-17



This information is deemed reliable but is not guaranteed. 08/25/2022 01:53 PM