SALE

BOUTIQUE 17-ROOM INN

29 Cuna St Saint Augustine, FL 32084

PROPERTY DESCRIPTION

Discover one of St. Augustine's premier hospitality offerings — the Agustin Inn, a distinguished 17-room boutique Inn nestled within the Historic District's premier walking corridor.

This three-story inn with elevator access combines timeless architecture and modern comfort, only steps from the energy of St. George Street and the charm of the nation's most visited historic destination.

Originally crafted with classic character and lovingly updated, the Agustin Inn exudes warmth, sophistication, and Southern hospitality in every detail.

The renovated lobby and breakfast area blend historic appeal with modern elegance, while the courtyard entry provides a relaxed outdoor gathering space. Property has beer and wine license.

With turn-key operations, and a proven track record of strong year-round occupancy, the Agustin Inn presents a rare opportunity to acquire a well-positioned, high-performing boutique hospitality asset in one of Florida's most resilient and desirable tourism markets.

LOCATION DESCRIPTION

Ideally situated at 29 Cuna Street in the heart of St. Augustine's historic district, Agustin Inn offers a premier location just steps from the city's most popular attractions, dining, and shopping.

OFFERING SUMMARY

Sale Price:	$5,799,000
Number of Rooms:	17
Lot Size:	0.1 Acres
Building Size:	6,218 SF
Zoning:	HP-3
APN:	1968000000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,292	28,516	50,759
Total Population	5,465	65,874	119,022
Average HH Income	$133,913	$100,774	$107,490

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PROPERTY HIGHLIGHTS

- Prime Historic District Location – Situated just 75 feet from St. George Street, surrounded by top dining, shopping, and attractions in the nation's oldest city.
- 17-Room Boutique Inn – Elegant, individually designed guest rooms and suites with refined décor and modern private baths.
- Spa Tubs & Private Balconies – Many rooms feature luxury soaking tubs or private outdoor spaces, enhancing guest appeal.
- Three-Story Building with Elevator – A rare amenity in St. Augustine's historic core, providing convenient guest access to all levels.
- Renovated Common Areas – Beautifully updated lobby and breakfast area blend contemporary comfort with historic charm.
- Outdoor Courtyard – Inviting entryway with guest seating and relaxed ambiance, ideal for socializing or events.
- Turn-Key Operation – Established brand with strong revenue history and consistent year-round occupancy. Property has Beer & Wine License.
- Timeless Architecture with Modern Upgrades – Classic craftsmanship complemented by ongoing improvements and high-end finishes.
- Exceptional Investment Opportunity – A fully operational hospitality asset in one of Florida's most resilient and sought-after tourism markets.

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Agustin Inn - just steps to the Castillo de San Marcos

Agustin Inn - prime location in the historic center

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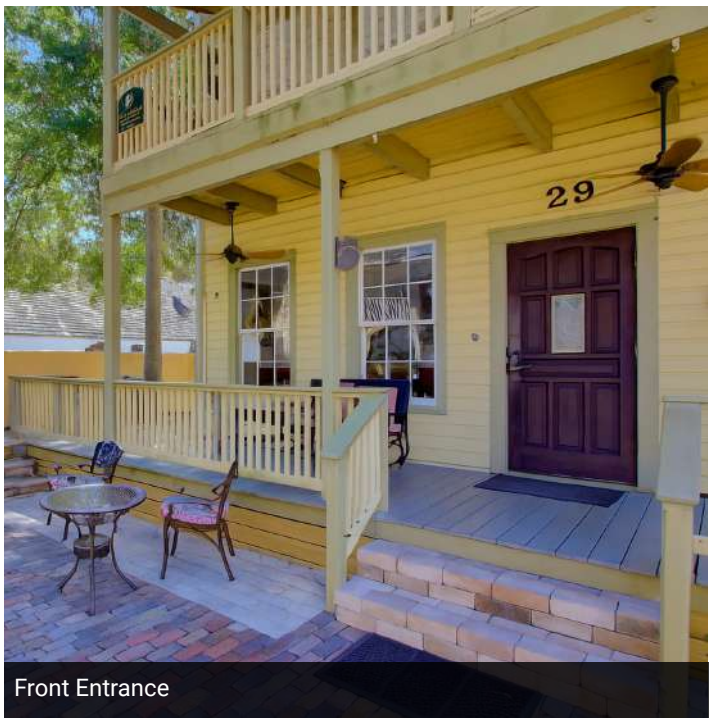
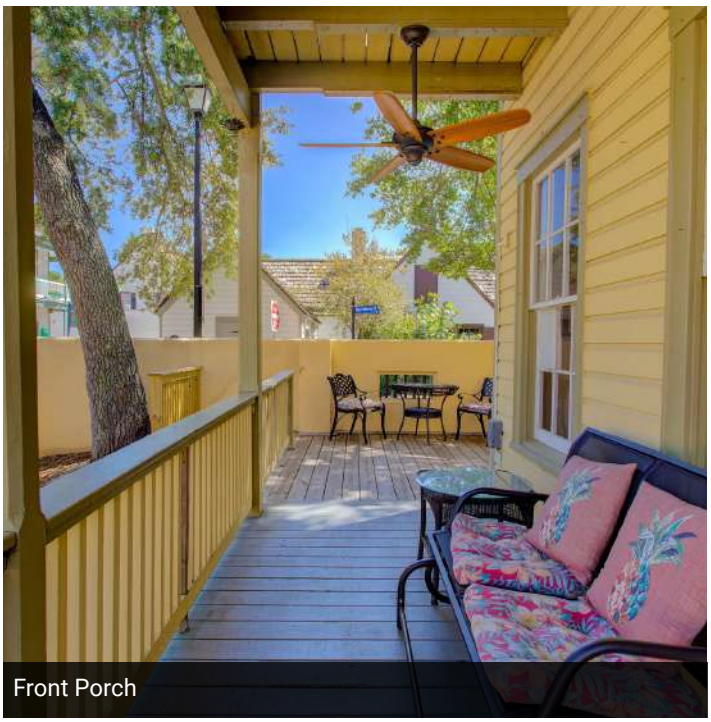
Outdoor Courtyard



Front Entrance


Front Porch

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Reception Area

Reception Area

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Renovated Lobby & Breakfast Area

New Bar Area

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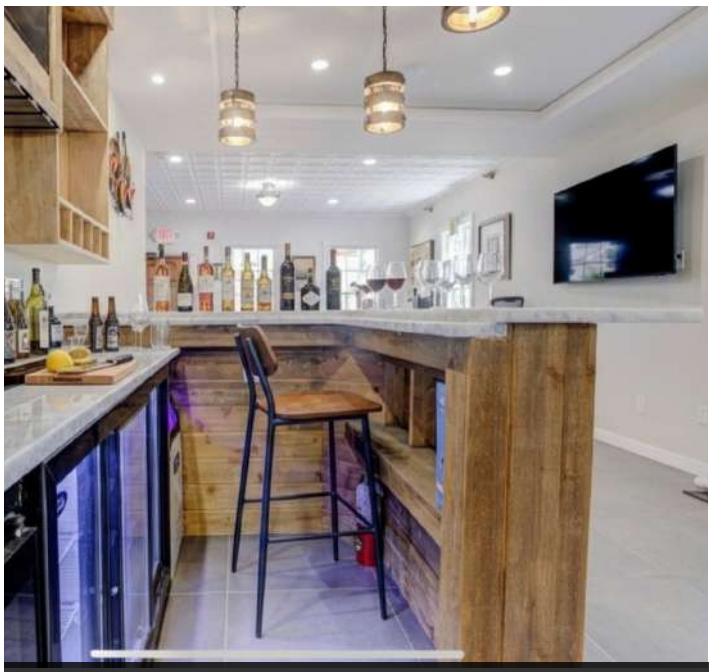
New Bar Area



New Bar Area

ADA Bathroom in the Bar Area

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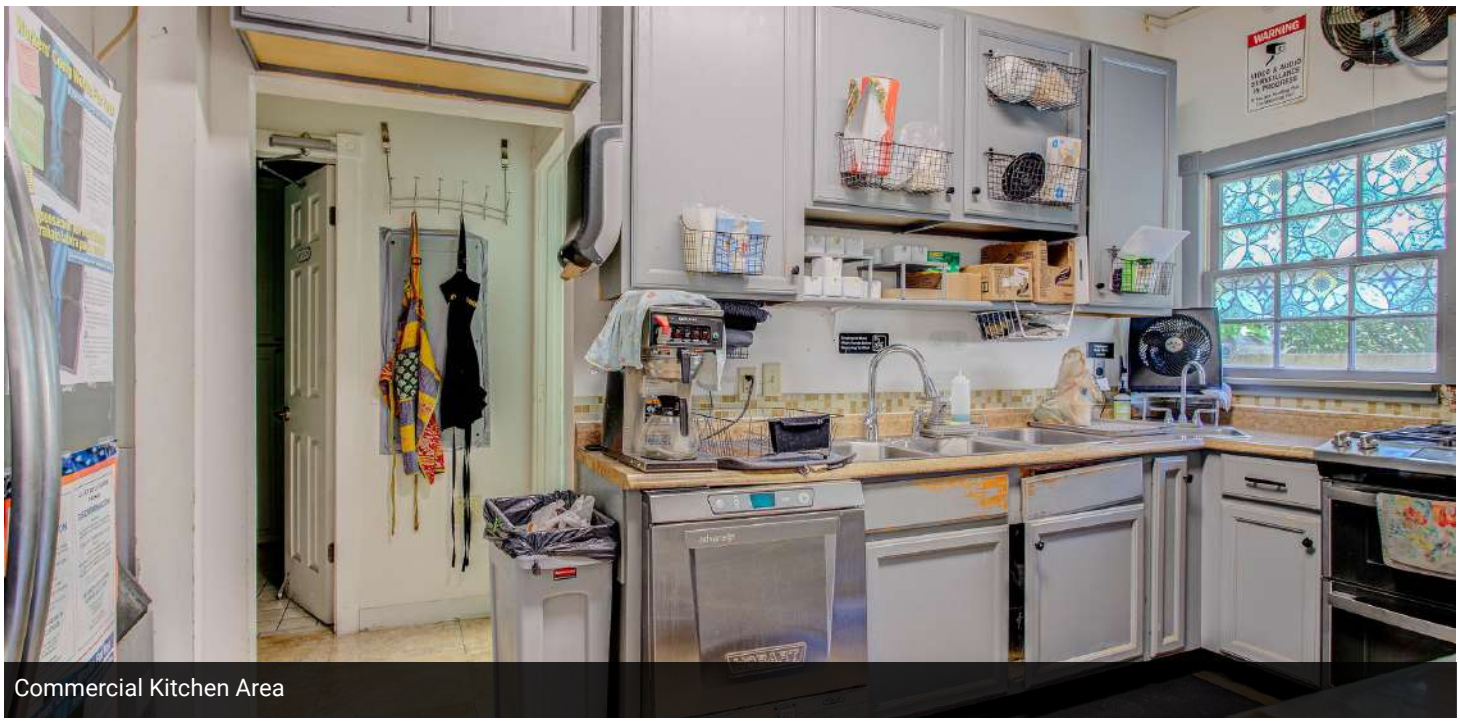
Commercial Kitchen Area



Commercial Kitchen Area

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Room 1 - Camelot

Room 1 - Camelot Balcony

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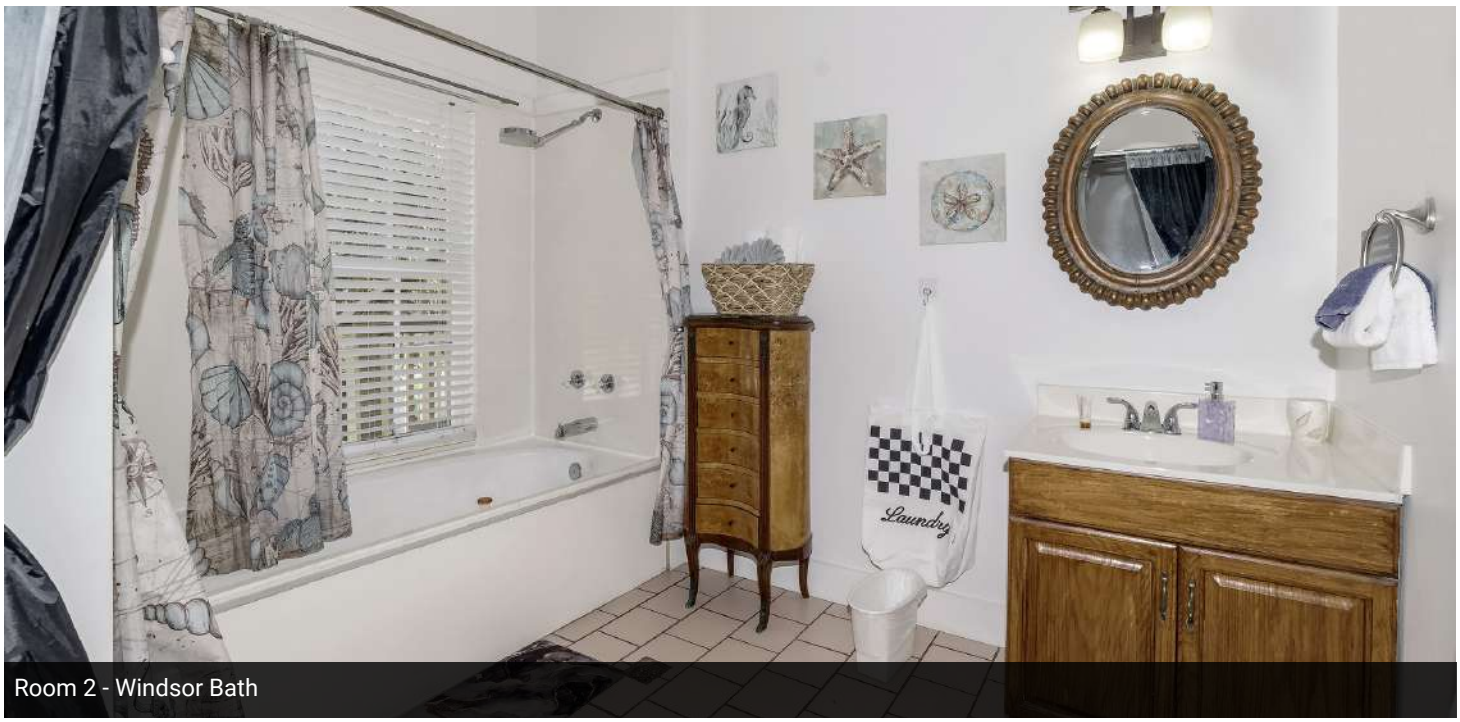
Room 2 - Windsor



Room 2 - Windsor Bath

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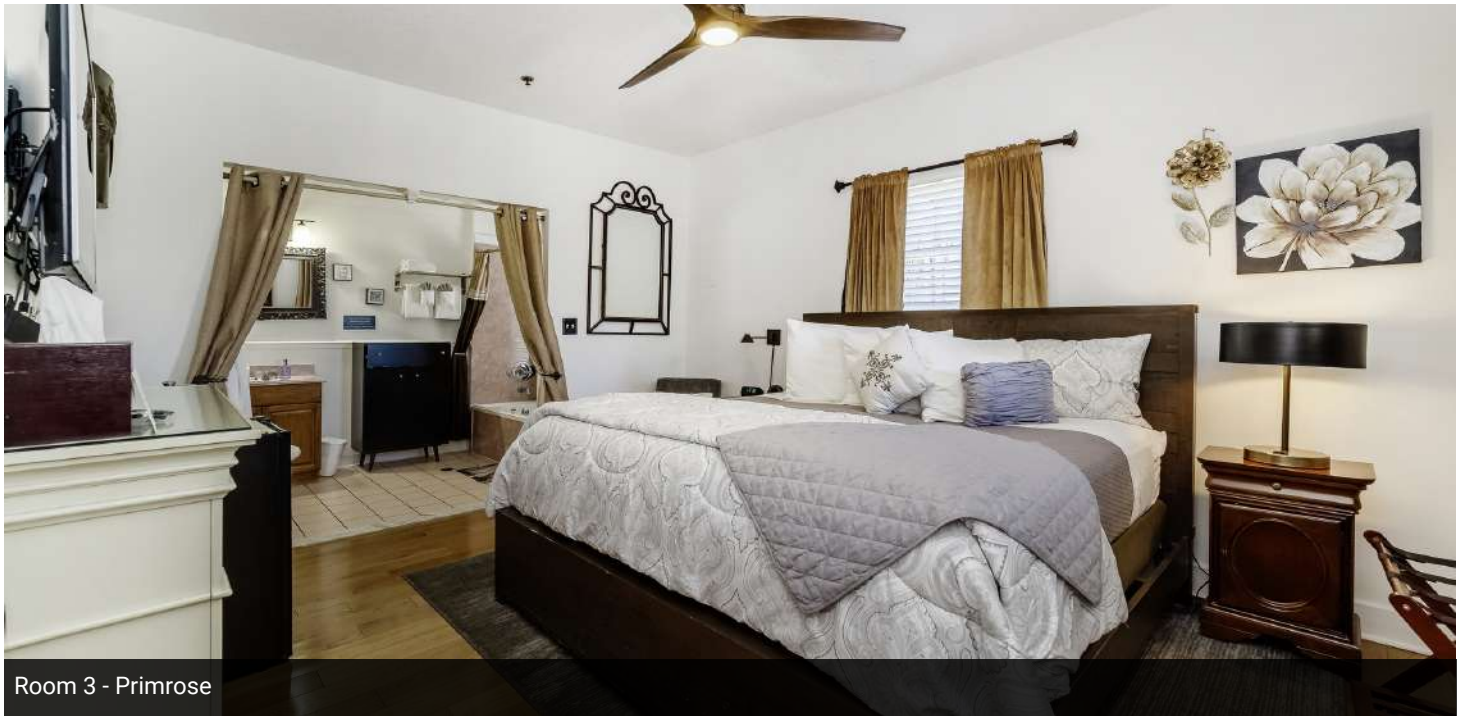
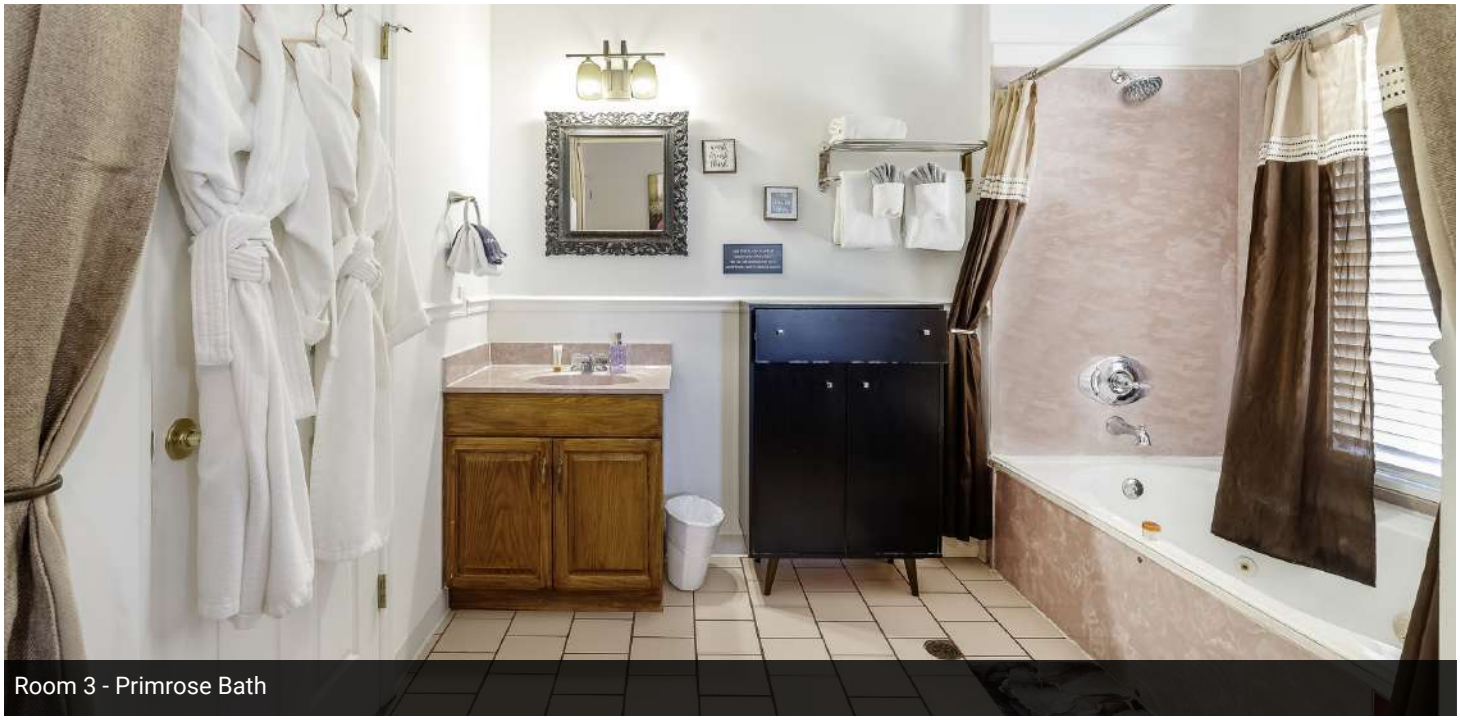


Room 3 - Primrose



Room 3 - Primrose Bath

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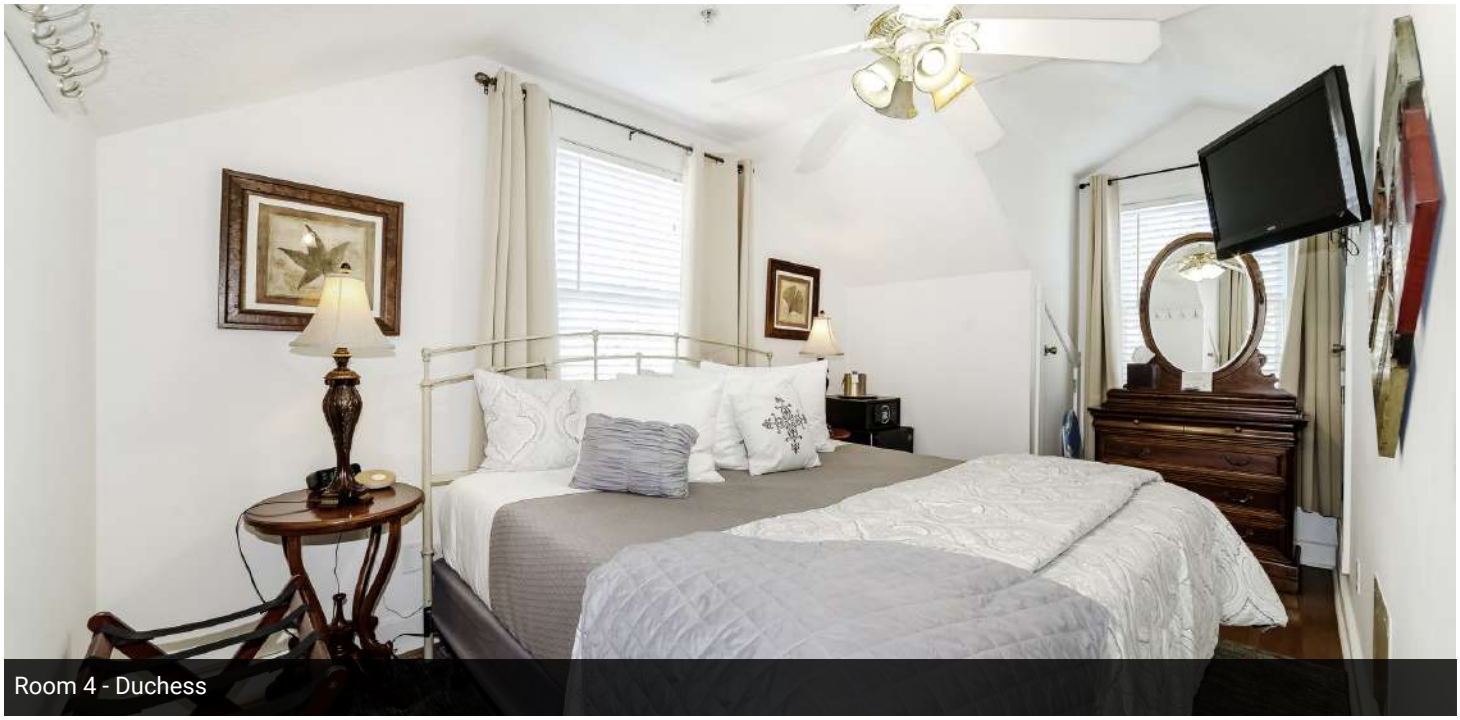

Room 4 - Duchess

Room 4 - Duchess Bath

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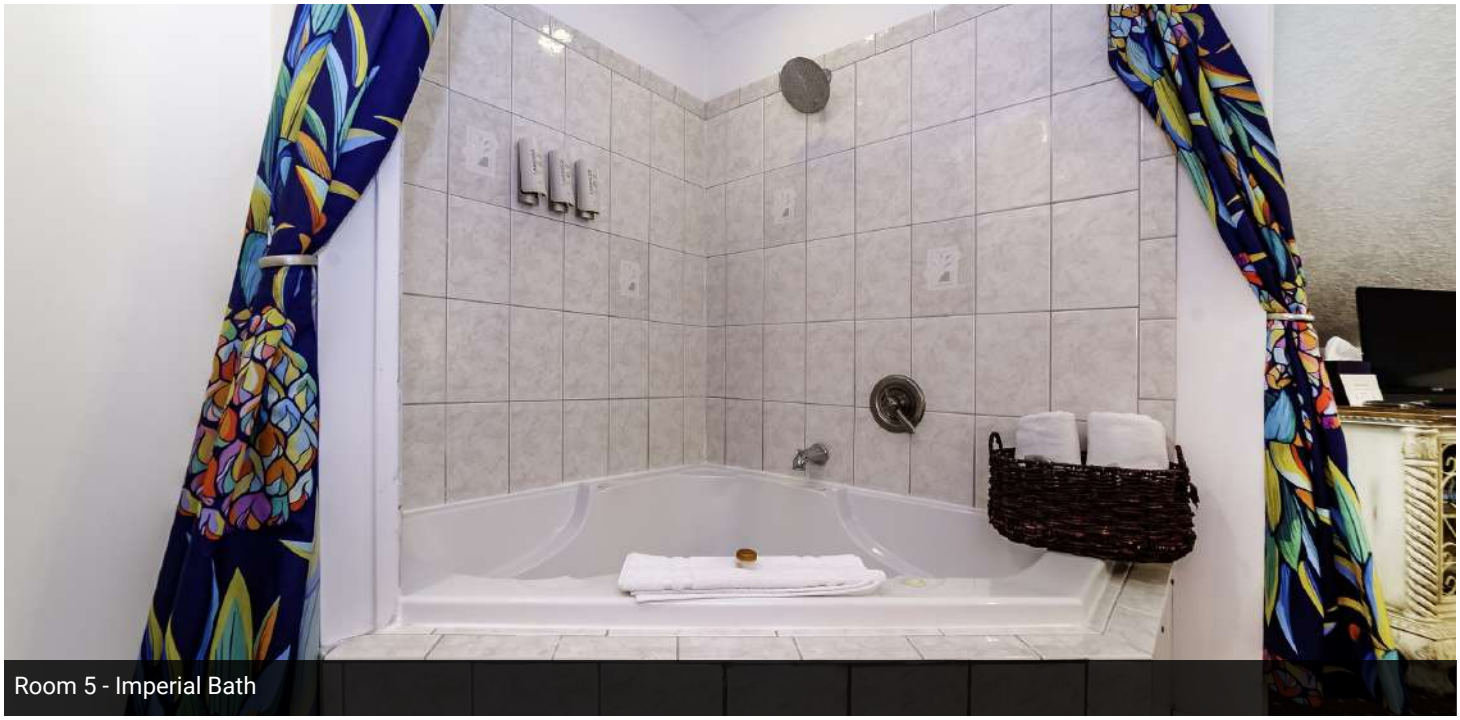
Room 5 - Imperial



Room 5 - Imperial Bath

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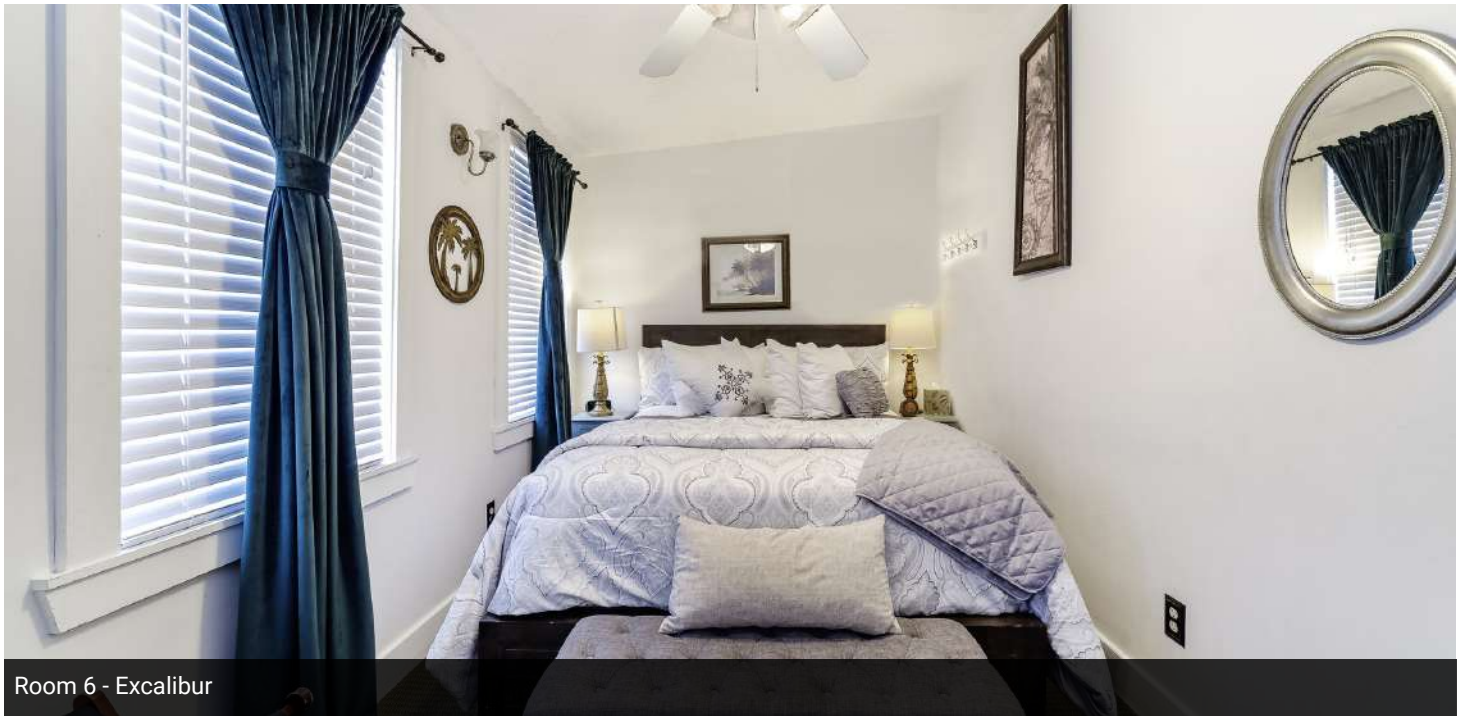
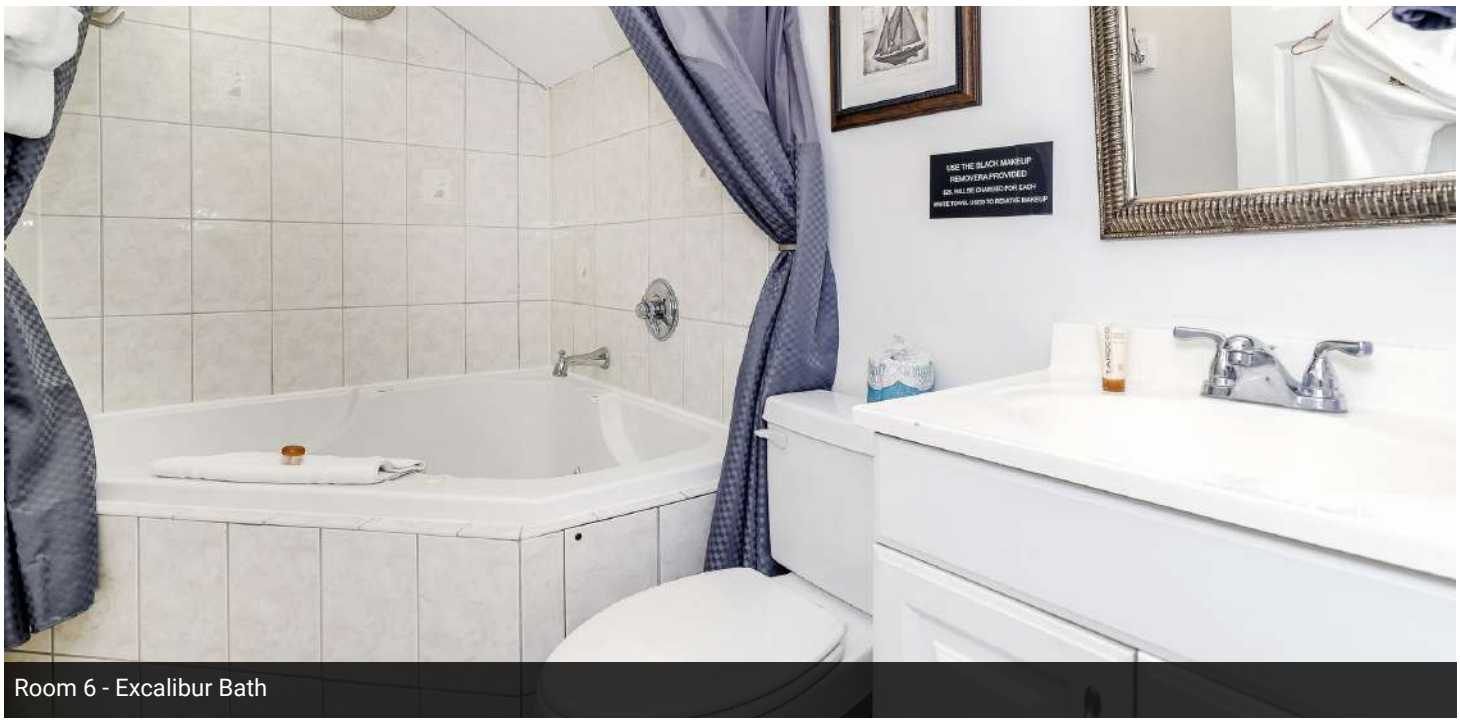


Room 6 - Excalibur



Room 6 - Excalibur Bath

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Room 7 - Buckingham

Room 7 - Buckingham Bath

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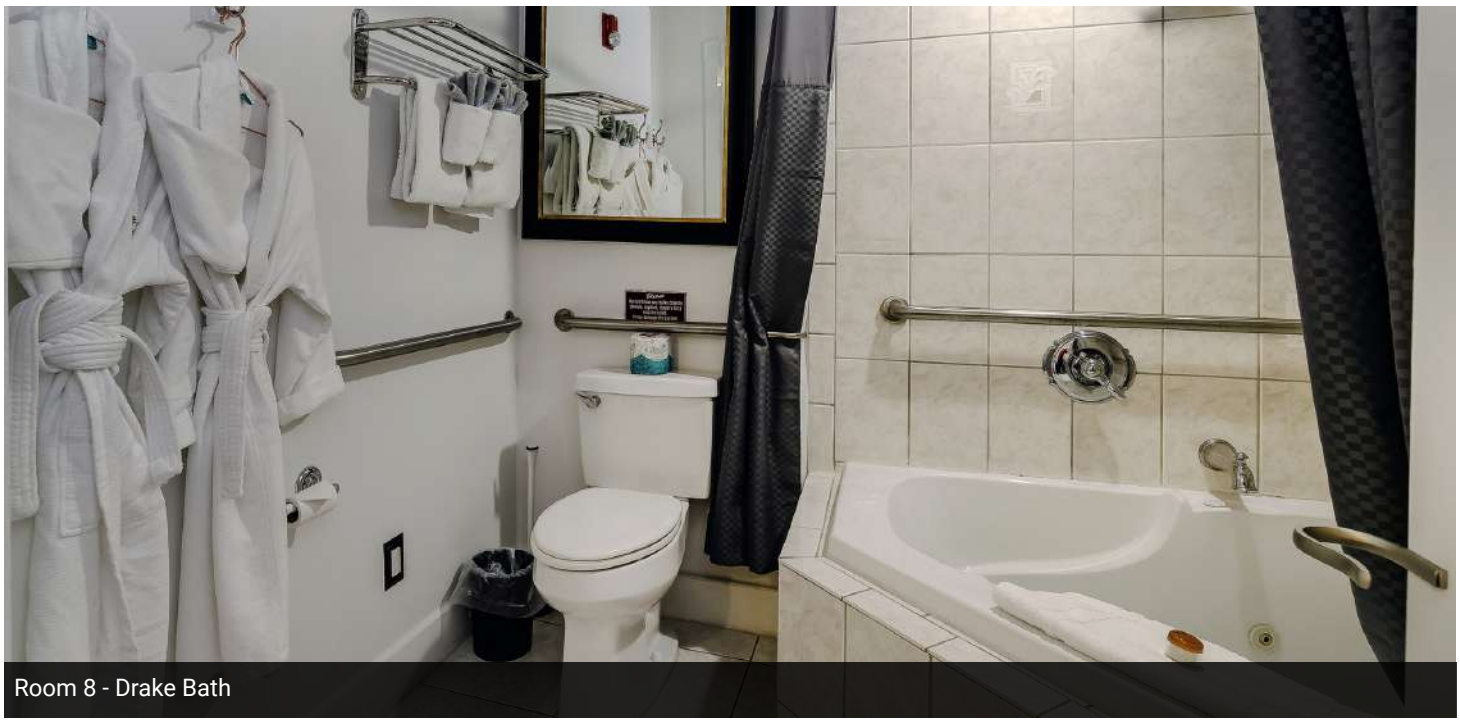
Room 8 - Drake



Room 8 - Drake Bath

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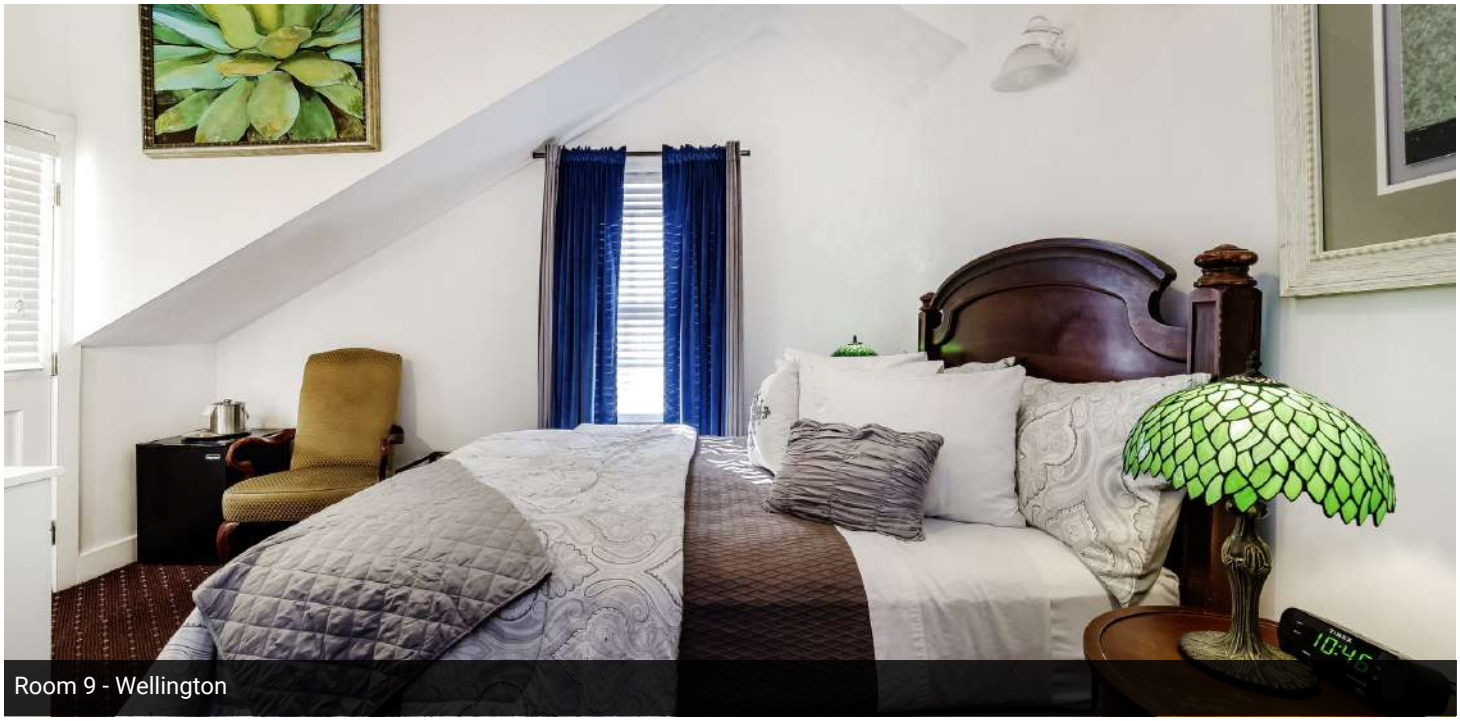
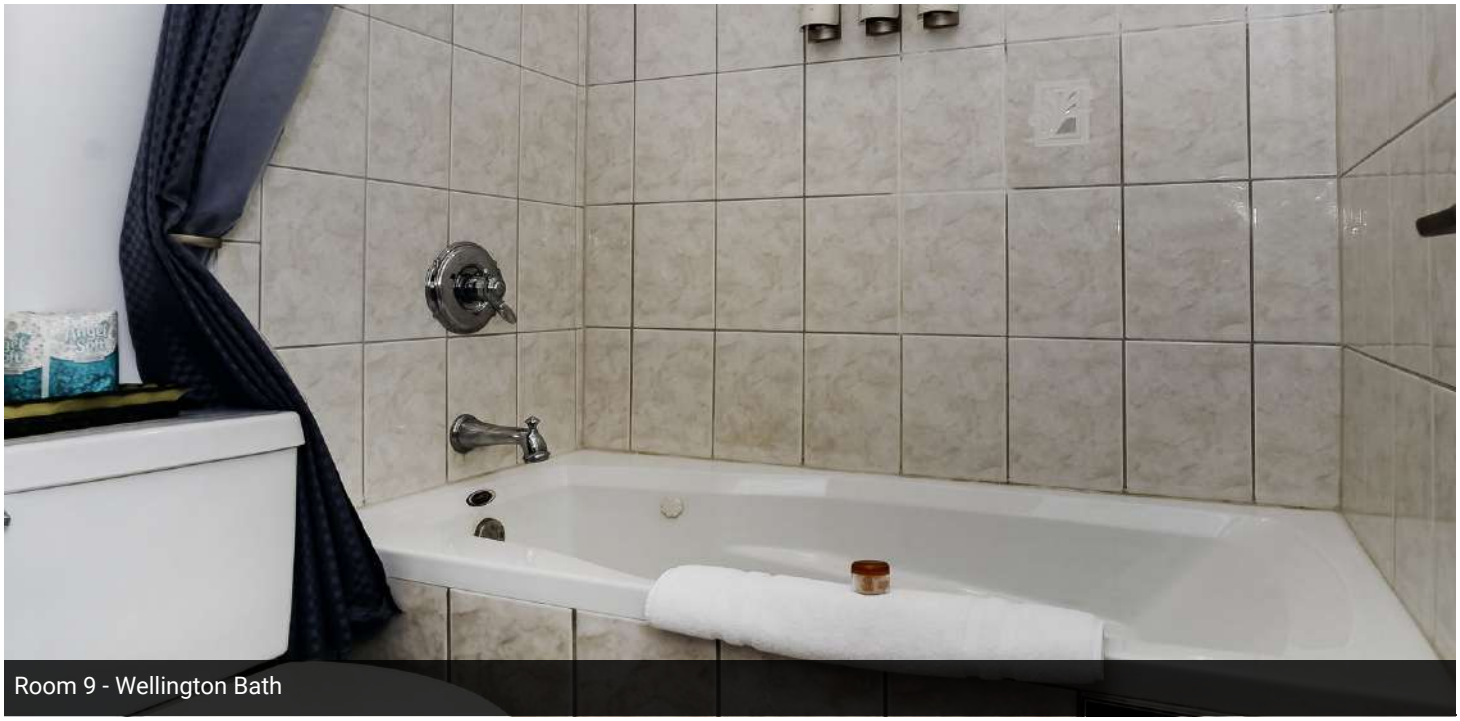


Room 9 - Wellington



Room 9 - Wellington Bath

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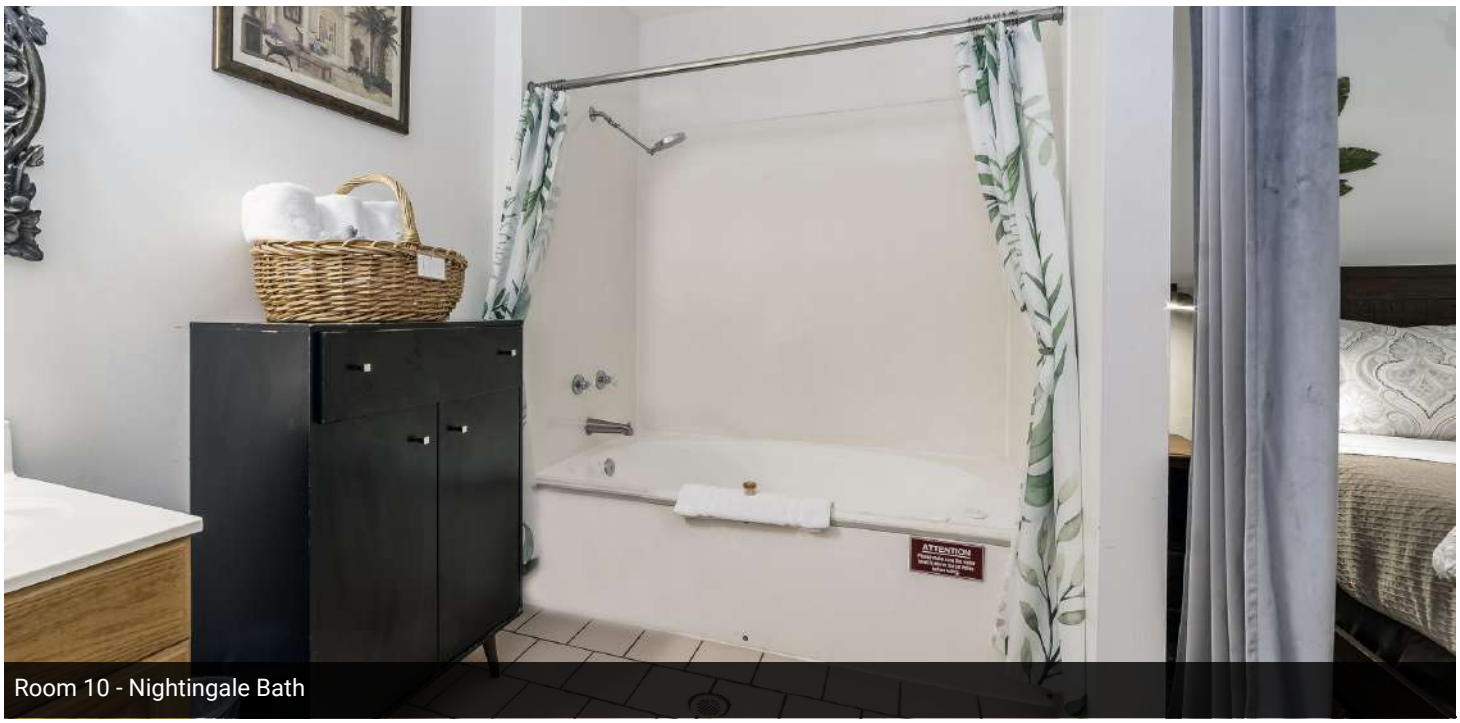
Room 10 - Nightingale



Room 10 - Nightingale Bath

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Room 11 - Coventry

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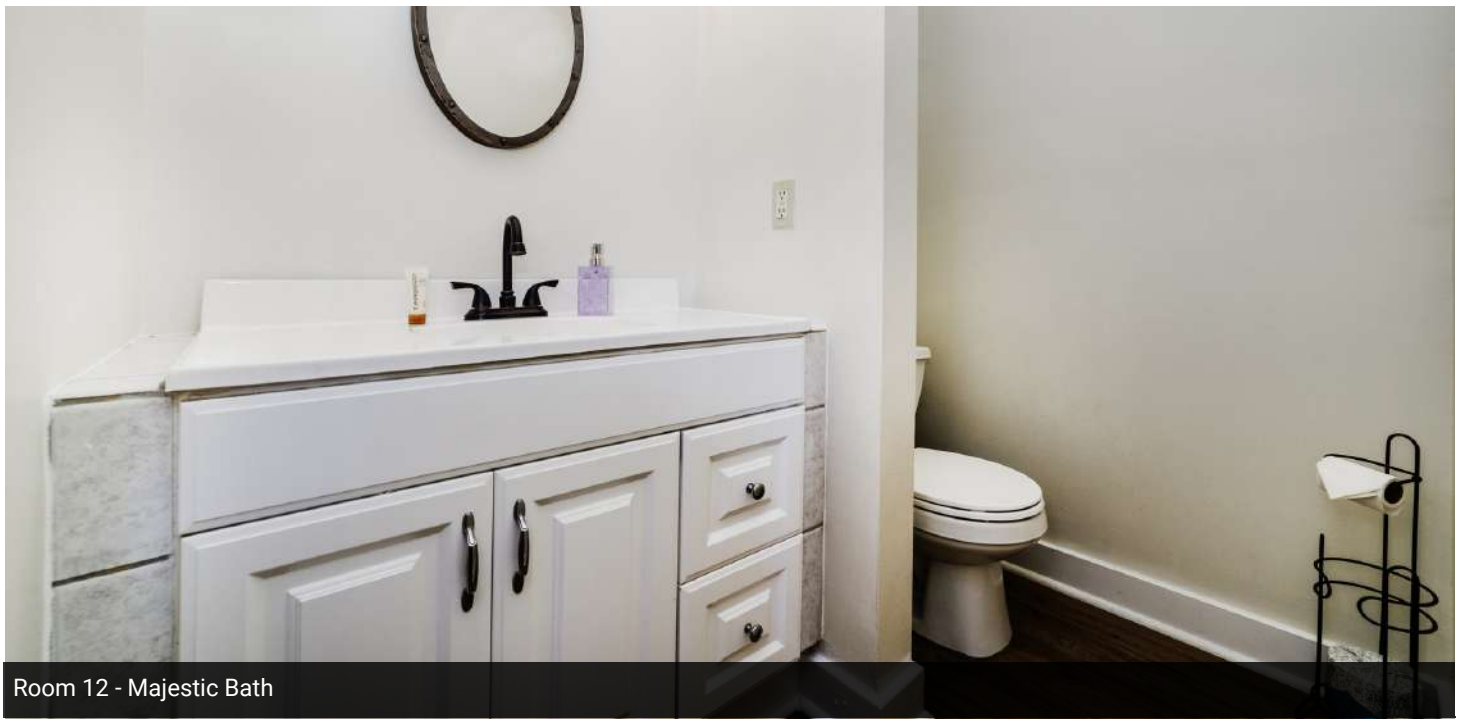
Room 12 - Majestic



Room 12 - Majestic Bath

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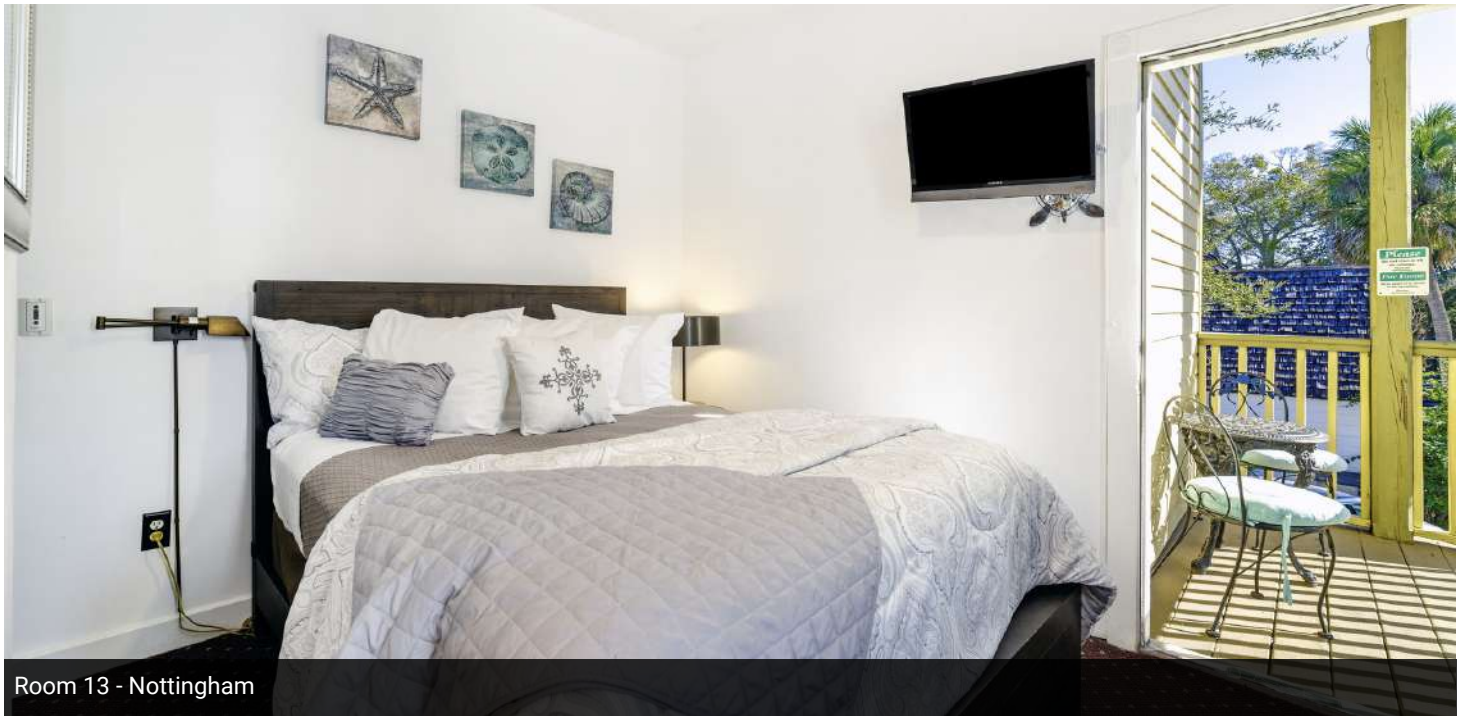
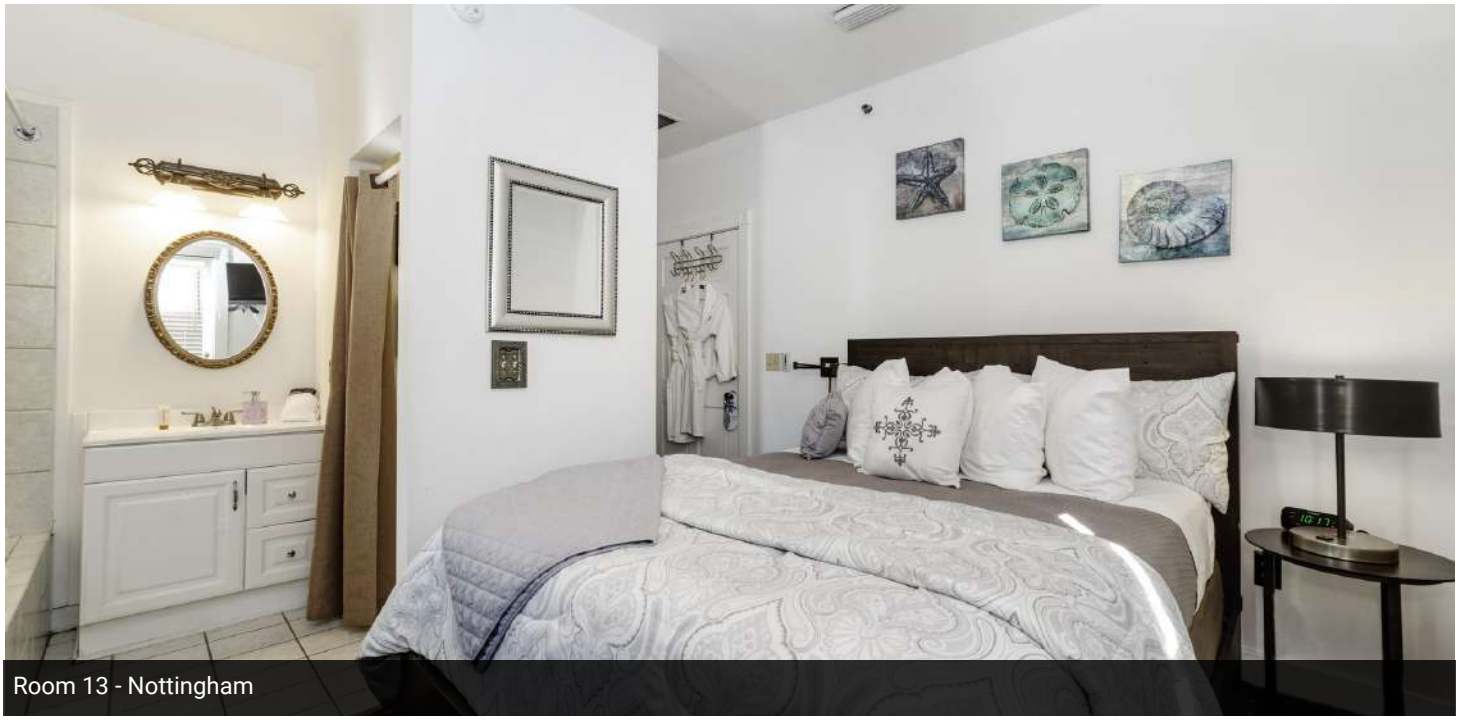


Room 13 - Nottingham



Room 13 - Nottingham

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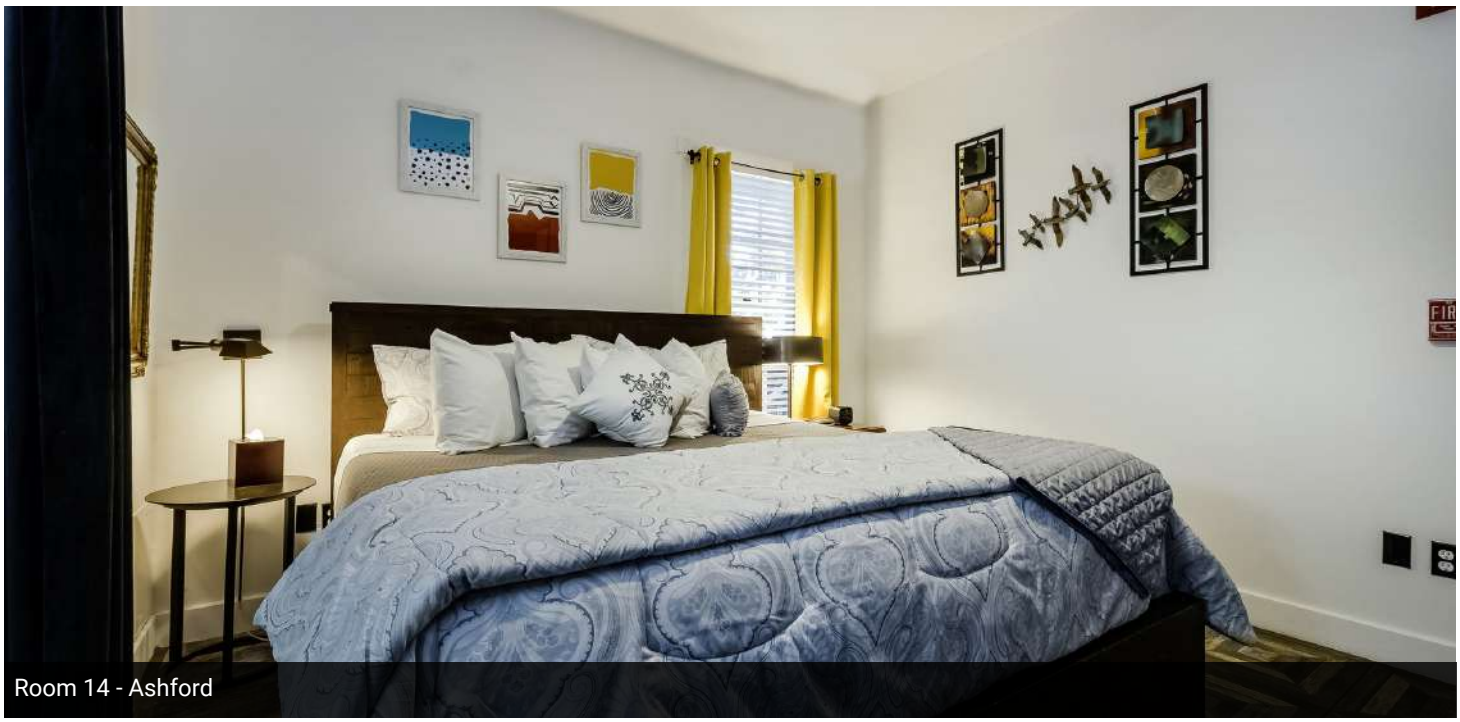
Room 14 - Ashford



Room 14 - Ashford

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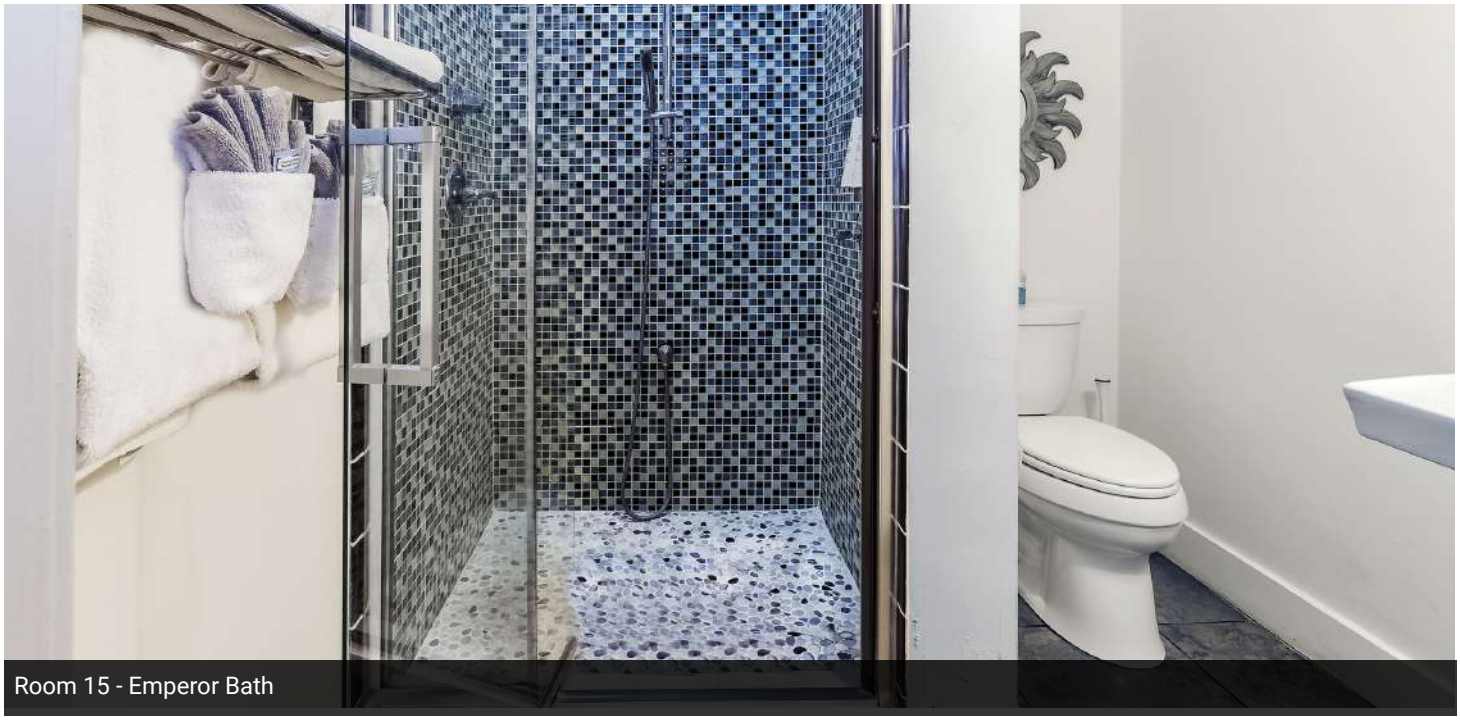
Room 15 - Emperor



Room 15 - Emperor Bath

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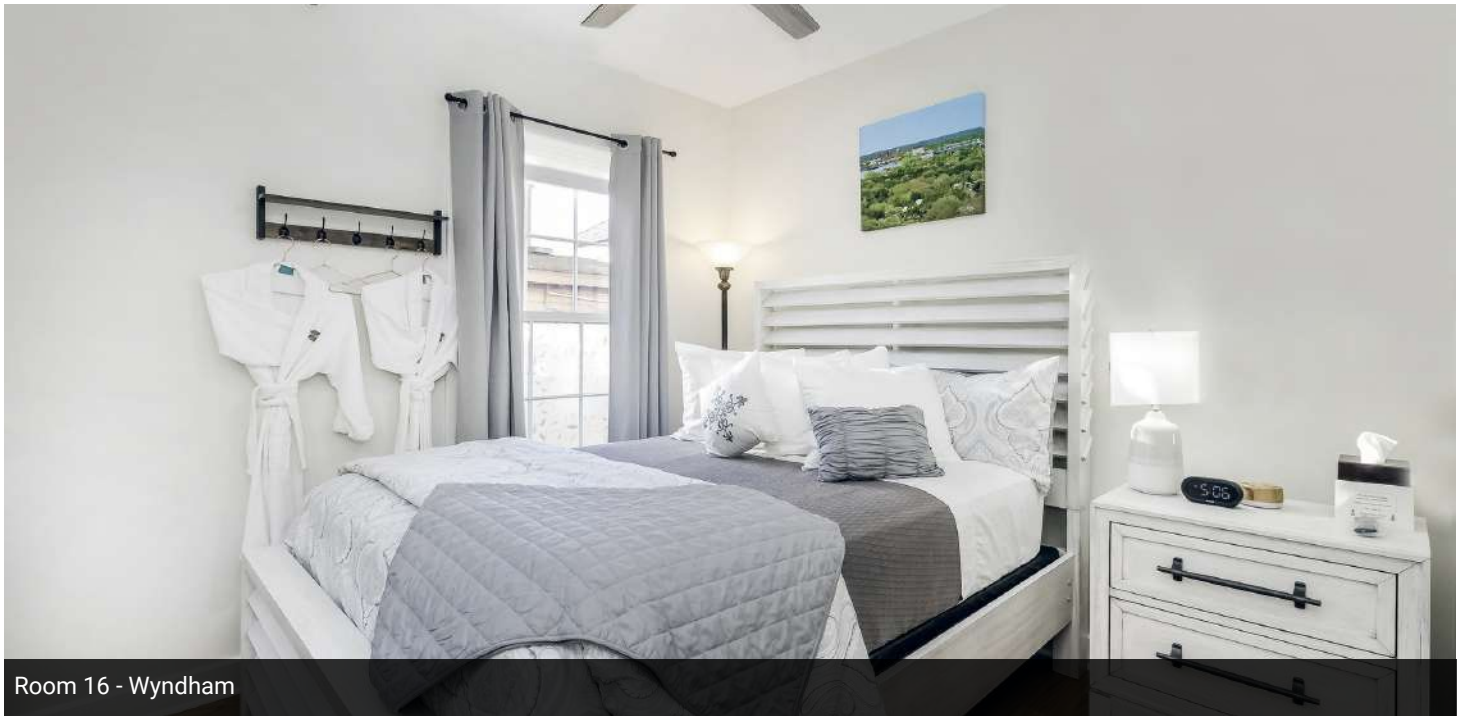
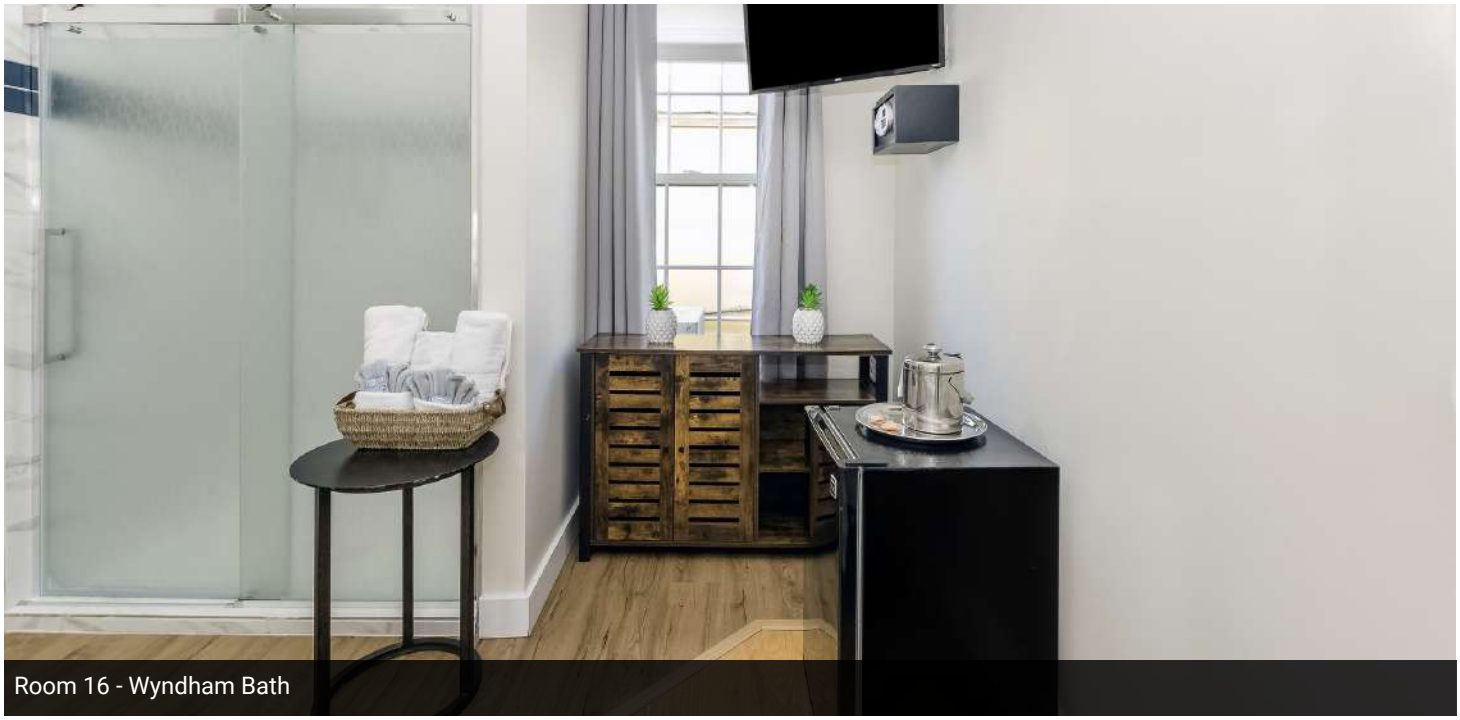


Room 16 - Wyndham



Room 16 - Wyndham Bath

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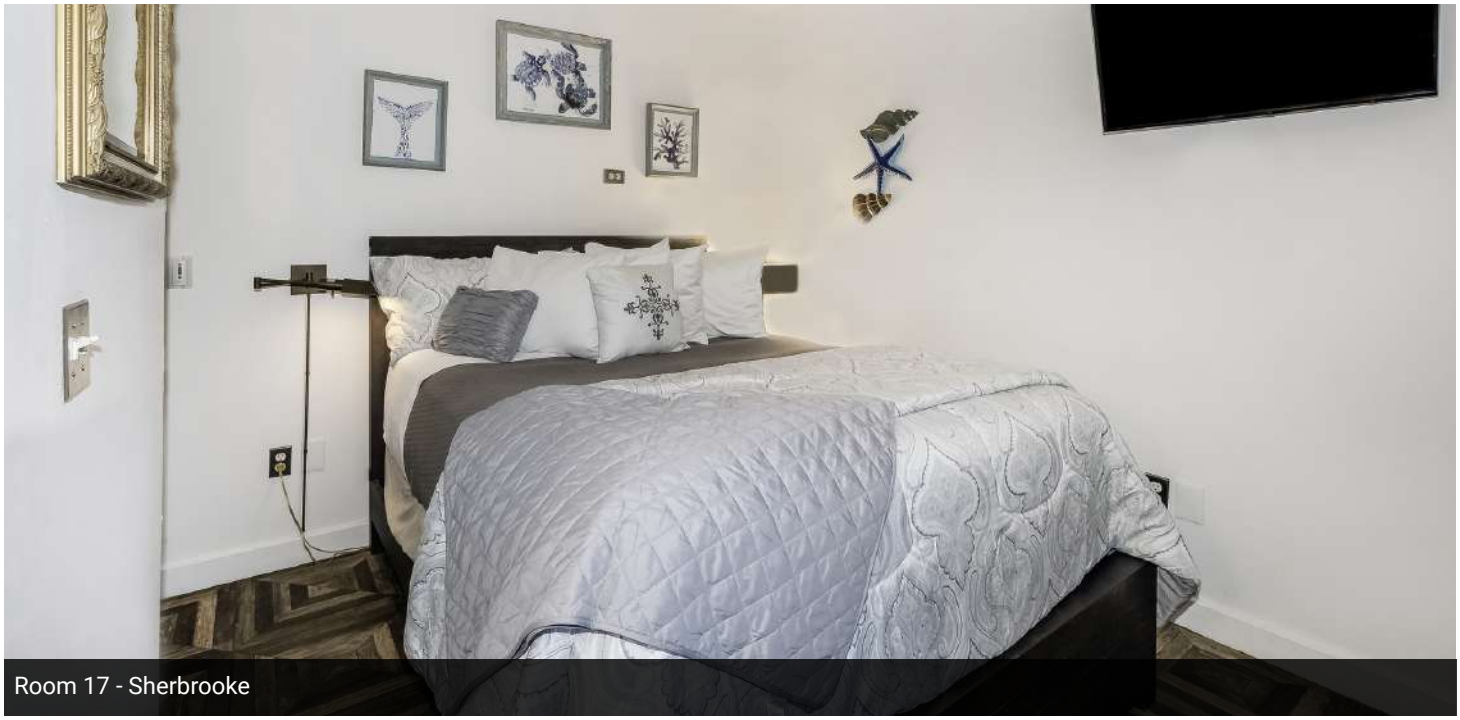

Room 17 - Sherbrooke

Room 17 - Sherbrooke Bath

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Agustin Inn - nestled within the Historic District's premier walking corridor.

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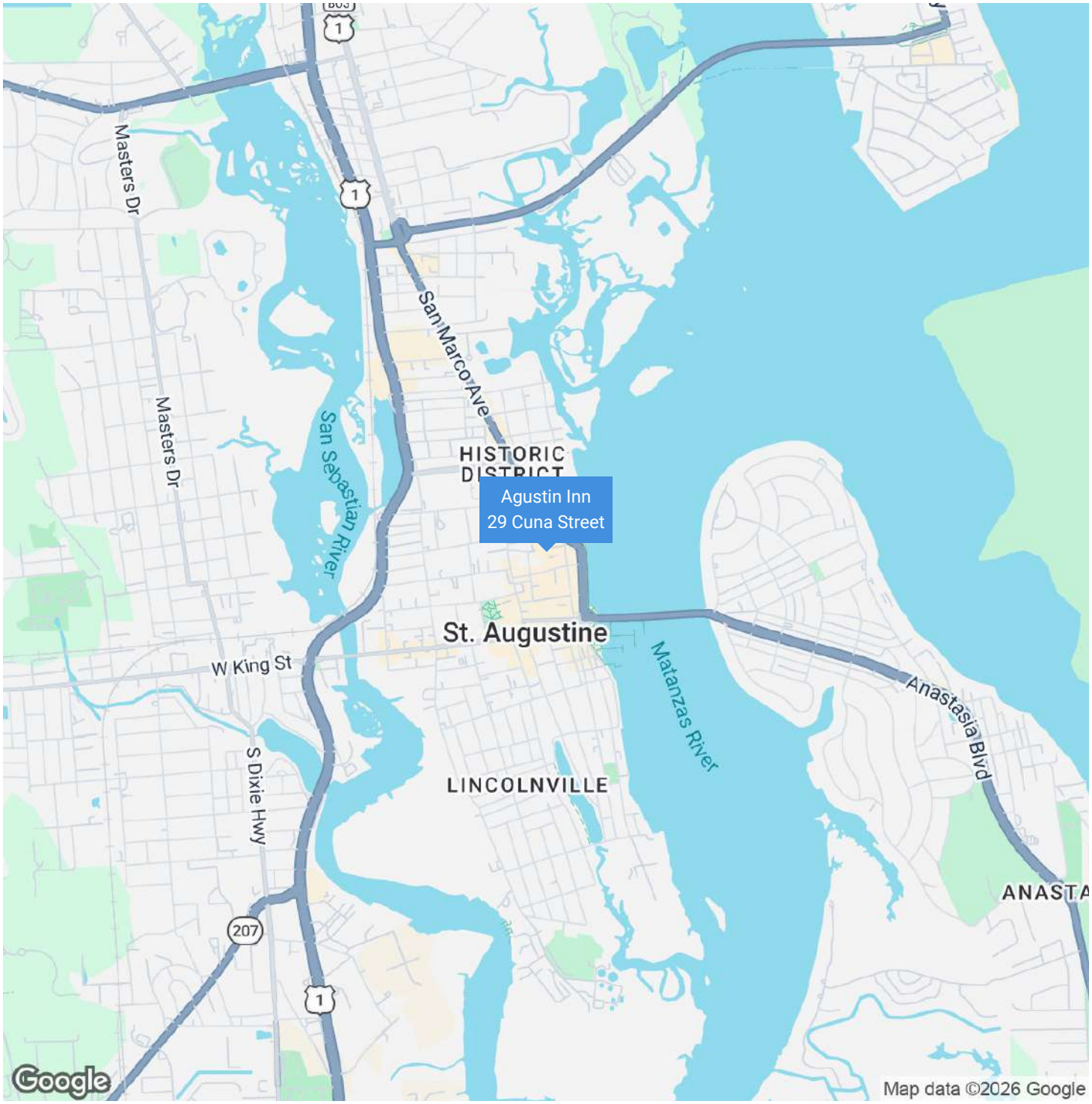

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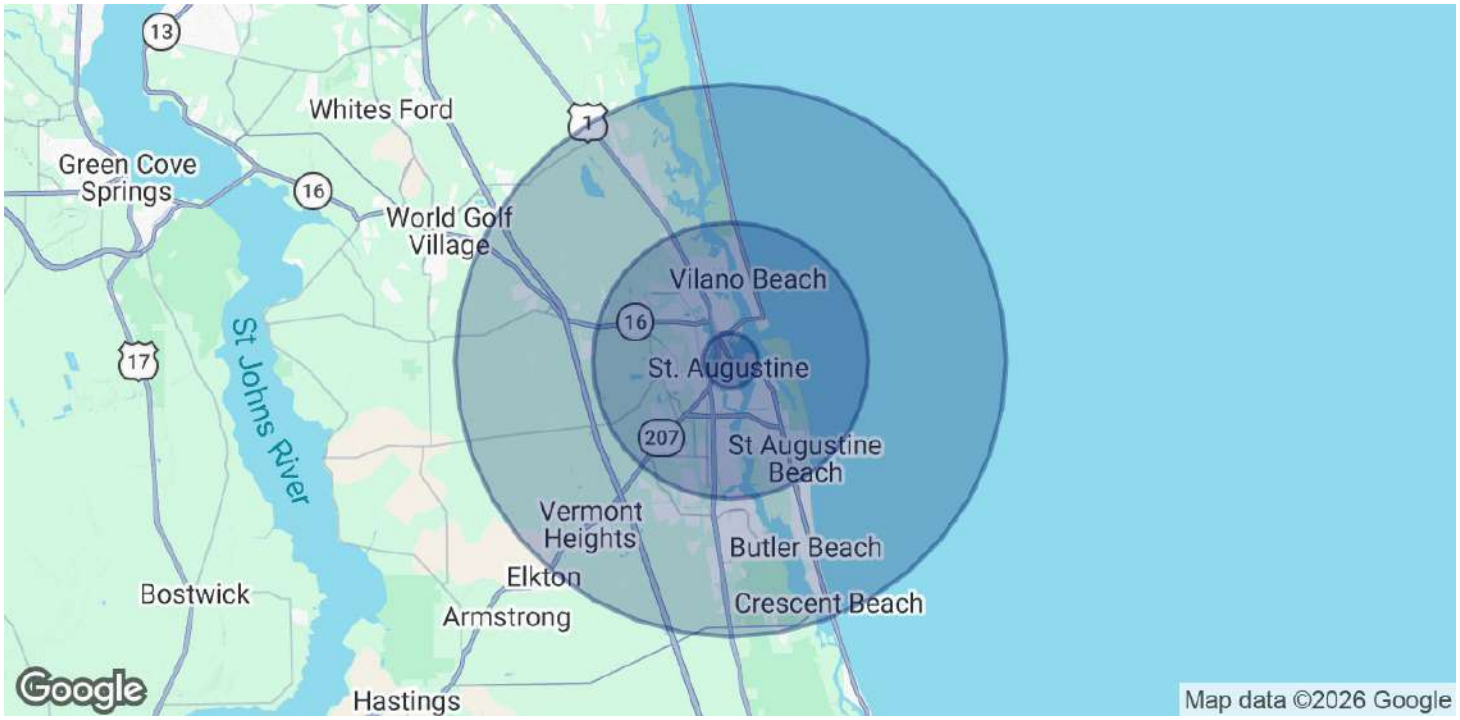

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,465	65,874	119,022
Average Age	46	46	47
Average Age (Male)	45	45	46
Average Age (Female)	47	47	48

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,292	28,516	50,759
# of Persons per HH	2.4	2.3	2.3
Average HH Income	$133,913	$100,774	$107,490
Average House Value	$669,973	$457,419	$477,147

Demographics data derived from AlphaMap

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RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

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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