

A LANDMARK CORNER IN THE HEART OF ST. AUGUSTINE

OFFERED AT \$2,650,000

110 & 112 ANASTASIA BLVD ST AUGUSTINE FL 32080

6,124 SF • FOUR SUITES • 0.23 ACRES • 17 PARKING SPACES • PRIME LOCATION

CL-2 ZONING
FLEXIBLE USE

INCOME PRODUCING
OWNER-USER OPPORTUNITY

SIGNALIZED
CROSSWALK

REDEVELOPMENT
POTENTIAL



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110 & 112 ANASTASIA BLVD ST AUGUSTINE, FLORIDA

FRONTAGE ON ANASTASIA 128' ON ANASTASIA BLVD



PROPERTY DESCRIPTION

Positioned on one of St. Augustine's most recognizable commercial corridors, **110 & 112 Anastasia Boulevard** presents a rare opportunity to acquire an **income-producing asset** with exceptional long-term flexibility in one of Florida's most desirable coastal markets. Situated on a highly visible signalized corner with a **signalized pedestrian crosswalk**, the property serves as a prominent gateway between Historic Downtown St. Augustine, Anastasia Island, the Bridge of Lions, and St. Augustine Beach.

The 6,124-square-foot concrete block building is thoughtfully divided into four separately metered commercial suites, each with its own private entrance, restroom, and utilities, providing investors with multiple leasing strategies and owner-user flexibility. The property is currently generating \$5,300 in monthly rental income, with significant upside potential through the lease-up of available suites. This creates an attractive opportunity for an investor to increase cash flow through additional occupancy and future rental growth, while also offering flexibility for an owner-user seeking to occupy a portion of the property while benefiting from existing rental income.

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A LANDMARK INVESTMENT AT THE GATEWAY TO HISTORIC ST. AUGUSTINE



AREA DEMOGRAPHICS

Located within a dense trade area serving nearly 88,000 residents and over 76,000 employees within a five-mile radius.

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
 POPULATION (2024)	11,568	48,723	87,792
 MEDIAN HOUSEHOLD INCOME	\$87,798	\$75,547	\$80,889
 EMPLOYEES	9,583	42,631	76,722
 MEDIAN AGE	50.3	47.2	49.8

Source: Esri Business Analyst 2024

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Beyond its existing income, the property's greatest value lies in its exceptional adaptability. Constructed with steel roof trusses spanning from the exterior walls to the center of the building, the structure allows the existing interior block walls to be removed, creating the potential for a single open-concept commercial space exceeding 6,100 square feet. This flexibility opens the door to a wide variety of retail, restaurant, hospitality, entertainment, medical, or office concepts.



The property is **zoned CL-2 (Commercial Limited Two)**, permitting a broad range of commercial uses including restaurants, bars, retail, professional offices, personal services, and entertainment venues. In addition, the zoning's 33.5-foot maximum building height presents a compelling opportunity for future redevelopment, **allowing an investor to explore a rooftop dining or entertainment concept (subject to all applicable approvals) with panoramic views overlooking Matanzas Bay, the Bridge of Lions, and the Historic Downtown St. Augustine skyline.**

Additional value is created through two highly visible grandfathered signs, including an internally illuminated 3' x 5' monument sign and a changeable letter marquee, providing exposure that would be difficult to replicate under today's signage regulations.

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STABLE IN-PLACE CASH FLOW

WITH SIGNIFICANT UPSIDE

The property currently generates \$5,300 per month in gross rental income from one occupied suite, with three additional suites available for lease or owner occupancy.



CURRENT MONTHLY INCOME

\$5,300.00

ANNUAL GROSS INCOME

\$63,600.00

CURRENT RENT ROLL

SUITE	STATUS	LEASE EXPIRATION	MONTHLY RENT
110A	● Leased	August 2029	\$5,300.00
110B	○ Available	—	—
112A	○ Available	—	—
112B	○ Available	—	—
CURRENT MONTHLY INCOME			\$5,300.00

INVESTMENT HIGHLIGHTS



STABLE IN-PLACE INCOME

Currently generating \$5,300 per month from one leased suite (110A).



LONG-TERM LEASE IN PLACE

Suite 110A leased through August 2029.



THREE SUITES AVAILABLE

Suites 110B, 112A and 112B are available for lease or owner occupancy.



FOUR INDIVIDUALLY METERED COMMERCIAL SUITES

Flexible configuration supports a variety of tenant and user strategies.



SIGNIFICANT UPSIDE POTENTIAL

Increase cash flow through lease-up and future rental growth.



SEPARATE ENTRANCES & UTILITIES

Each suite has a private entrance, restroom and utilities.



INCOME TODAY. FLEXIBILITY TOMORROW.

This property offers stable in-place income while providing investors the opportunity to increase returns through lease-up of the available suites or owner-user occupancy.

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THE FUTURE POTENTIAL

FLEXIBILITY TODAY. VALUE TOMORROW.

CL-2 zoning allows for a maximum building height of 33.5 feet, presenting an exceptional opportunity to expand the existing structure up to two additional stories. This potential allows for elevated dining, entertainment, office or hospitality concepts with panoramic views of Matanzas Bay, the Bridge of Lions and Historic Downtown St. Augustine.



MAXIMUM BUILDING HEIGHT
33.5 FEET
(CL-2 ZONING)



PANORAMIC VIEWS OF
MATANZAS BAY, BRIDGE
OF LIONS & HISTORIC
DOWNTOWN



INCREASED VALUE
THROUGH ADDITIONAL
RENTABLE SQUARE FEET

EXAMPLE

POTENTIAL
2-STORY BUILDING
(UP TO 33.5 FT)



EXISTING INCOME • FUTURE UPSIDE • LONG-TERM VALUE

FLEXIBLE CONFIGURATION. ENDLESS POSSIBILITIES.

Conceptual Renderings of Potential Future Uses (Subject to All Approvals)

RESTAURANT / ROOFTOP DINING



Rooftop dining with stunning views creates a premier destination in the heart of St. Augustine.

OFFICE / MEDICAL



Professional or medical offices with high visibility and convenient access.

BOUTIQUE HOTEL



Boutique hospitality concept capturing the tourism market and waterfront views.

ENTERTAINMENT / EVENT VENUE



Entertainment or event venue with rooftop bar and indoor/outdoor gathering space.



CURRENT TENANT SECURED THROUGH 2029

The existing tenant in Suite 110A provides stable income through August 2029, offering investors immediate cash flow while planning for the future.

KEY INVESTMENT BENEFITS

- ✓ Income-Producing Asset with Long-Term Tenant in Place
- ✓ CL-2 Zoning Allows for Vertical Expansion
- ✓ Significant Increase in Rentable Square Footage
- ✓ Premium Views Drive Higher Rental Rates
- ✓ Rare Opportunity in a High-Demand Market



THE POSSIBILITY IS REAL.

Raise the building.
Increase the value.
Create a landmark.

DISCLAIMER & DUE DILIGENCE

The information contained herein is provided for general informational purposes only and is based on sources believed to be reliable. FHRM Commercial and the Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this information. All zoning, permitted uses, building height, development potential, and financial projections should be independently verified by the buyer. Buyers are advised to conduct their own due diligence with the City of St. Augustine and any other relevant governmental authorities regarding zoning, land use, permitting, and redevelopment potential. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to buy securities.



UNIT 110 A (OCCUPIED THROUGH 2029)

**LEASE START:
AUGUST 1, 2026- JULY 31 2029**

CURRENT RENT: \$5,300/MONTH

**KAYLA CAMPBELL
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UNIT 110 B VACANT



1,300 SF +/-

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UNIT 112 A & B - VACANT SEPT 2026**EXAMPLE: VACANT WITH WHITE WALLS****3,000 SF +/-****KAYLA CAMPBELL
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2025 PROPERTY TAXES
\$21,532.77



ARE YOU READY TO OWN
ONE OF THE MOST VISIBLE BUILDINGS
ON ANASTASIA BLVD?

THE LISTING TEAM

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