

# PALATKA INVESTMENT OPPORTUNITY



Listing Price: \$699,000



*Jena Dennis*

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## Location Overview:

Positioned on a busy, well-traveled avenue, the property enjoys high visibility and easy access, attracting a steady flow of potential customers. The area is surrounded by a mix of residential and commercial properties, providing a built-in customer base and strong foot traffic.

2401 Crill Ave  
Palatka, FL, 32164

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# RESTAURANT

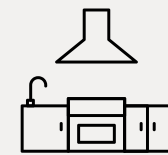
2401 CRILL AVE, PALATKA, FL, 32164



## ABOUT:

This commercial property offers a prime opportunity for investors. Spanning 4,144 square feet and zoned C-2, the property is currently operating as a diner, fully leased to tenants with a 10-year lease agreement, 9 years remaining. There are two units, the single tenant pays \$4,000 per month for both units, providing stable and consistent rental income. The property has a full commercial kitchen, three bathrooms, two of them are ADA accessible. The building has been recently upgraded with a resurfaced parking lot and new flooring, enhancing its appeal and functionality. Located on a well-traveled avenue, this property combines a strategic location with reliable tenancy, making it a solid investment choice.

## PROPERTY FEATURES:



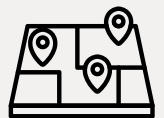
Commercial Kitchen



2 Accessible Restrooms



Resurfaced Parking Lot



Zoned C-2

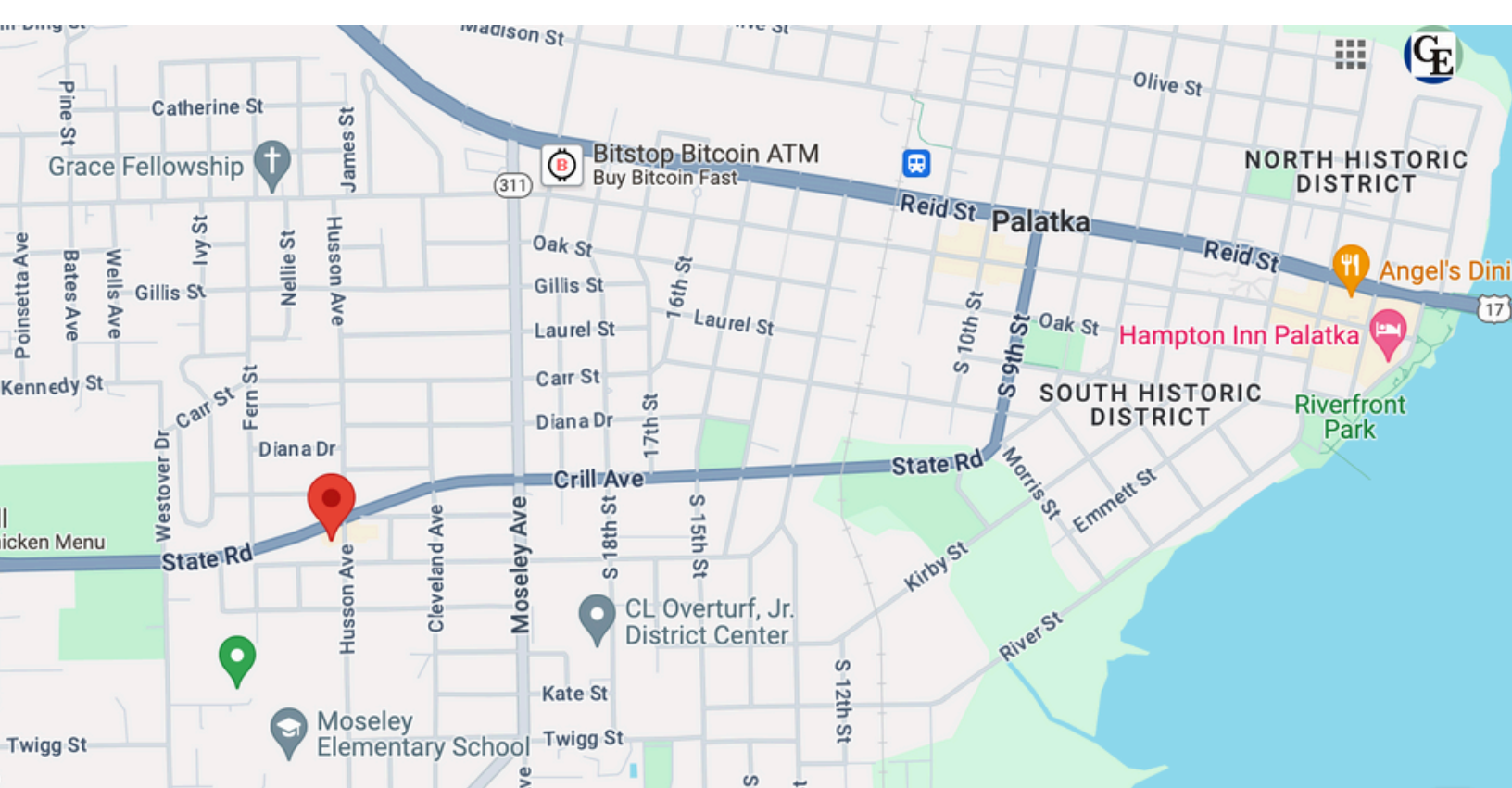
# EXTERIOR

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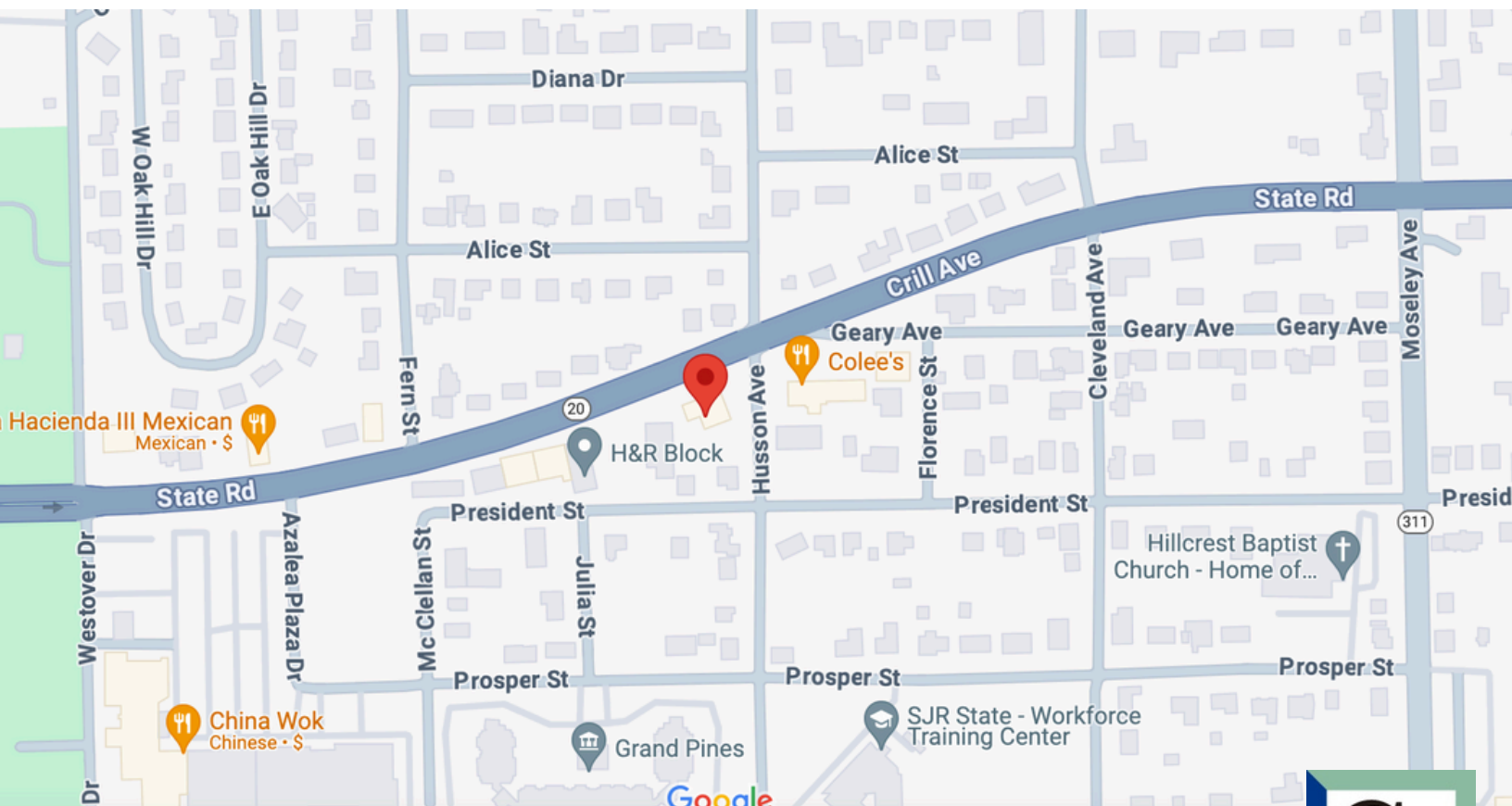


Palatka is a growing community, making this a strategic spot for a thriving business. The recently resurfaced parking lot and proximity to major roads further enhance its accessibility and appeal to both tenants and customers





# MAPS



# ZONING

2401 CRILL AVE, PALATKA, FL, 32164

## Use Categories

### LDC Section 45-44

**Retail Sales—General** - This category includes all uses where the primary activity is the sale of goods to the public. This use category includes the sale of packaged food, sale of non-alcoholic beverages, and sale of alcoholic beverages for off-site consumption.

**Examples:**

Antique Shop / Art Gallery  
Auto Parts Store / Bait and Tackle Shop  
Camera Supplies / Convenience Store  
Craft Supplies / Drug Store  
Florist / Fruit Market / Grocery Store  
Hardware Store / Hobby Supplies  
Jewelry Store / Office Supplies / Pet Shop  
Souvenir Shop / Toy Store  
Vegetable Market

### LDC Section 45-45

**Retail Sales—Food** - This use category includes all uses where the primary activity is the preparation of food to be served to the public for onsite consumption, for take-out by the public, or for delivery to the public.

**Examples:**

Restaurant / Delicatessen  
Ice Cream Parlor / Candy Store / Bakery

### LDC Section 45-46

**Services** - This use category includes all uses where the primary activity is the provision of services to the public.

**Examples:**

Banking / Hair Stylist and Barbers  
Advertising / Repair of Appliances, Shoes, Furniture, Clothing other non-automotive consumer goods  
Veterinary Facilities: Small Animal  
Laundry, Retail  
Employment Agency  
Funeral Home / Fitness Centers  
Palmist and Psychic / Photography Studio  
Copy Centers

**CONTINUED ON BACK**

Printing of Stationary / Publishing  
Clinics / Dance/Music Studios

### LDC Section 45-47

**Office** - This use category includes all uses where the primary activity is the provision of office space for professional, administrative, or clerical activities. It does not include retail sales of merchandise related to the office use (i.e. pharmaceutical sales or frames for glasses).

**Examples of offices:**

Physician (but not a clinic)  
Attorney / Accountant  
Chiropractor / Opticians  
Architect/Engineer / Graphic artist  
Insurance agent / Real Estate agent  
Model Home / Construction Office (no outdoor storage)

### LDC Section 45-53

**Cultural** - This use category includes uses where the primary activity is providing a personal service in the form of culture, fine arts displays, exhibits, and similar activities. Specifically not included in this category are theaters and auditoriums or other similar places of assembly.

**Examples:** Libraries / Galleries / Museums

### LDC Section 45-54

**Civic** - This category includes all uses where the primary activity is the provision of governmental services to the public.

**Examples:**

Courthouse / Police Station  
City Hall / County Administration Building

Putnam County  
Planning & Development

## COMMERCIAL LIGHT (C-2)



View the Putnam County  
Land Development Code at  
[www.main.putnam-fl.com](http://www.main.putnam-fl.com)

Informational purposes only.

Please refer to the Land Development Code

Putnam County  
Planning & Development Services

2509 Crill Avenue, Suite 300  
Palatka, FL 32177

Phone: 386-329-0316

Email: [pzb@putnam-fl.com](mailto:pzb@putnam-fl.com)



# Property Summary:

Located at 2401 Crill Ave in Palatka, FL, this 4,144 square foot commercial property offers a prime investment opportunity. Zoned C-2 and currently operating as a diner, the property is fully leased to a single tenant under a 10-year lease, generating \$4,000 in monthly rental income. The location on a busy, well-traveled avenue ensures high visibility and easy access, attracting consistent foot traffic from the surrounding residential and commercial areas. Recent upgrades, including a newly resurfaced parking lot, new flooring, and two ADA-accessible bathrooms, enhance the property's appeal. This combination of modern amenities, a strong tenant, and a strategic location makes it an ideal choice for investors seeking a reliable income stream and long-term value.

**Ideal investment opportunity with stable tenant.**



**Well established tenant with 9 years remaining on lease.**



**Ideally positioned in busy location with resurfaced parking lot.**



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