

110 N State Rd 19, Palatka, FL 32177

\$3,000,000



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PRIME COMMERCIAL REDEVELOPMENT OPPORTUNITY
3 PARCELS FOR 1.6 +/- ACRES
CAN POTENTIALLY BE REPARCELED



3 Lots Included:
1.61 Acres



**Multiple Commercial
Buildings**



**Former Filling
Station**



Storage Building



**350 ft Prime Frontage
State Rd 19**

Property Summary

Highly visible 1.61-acre commercial site spanning three contiguous parcels at the busy intersection of State Road 19 and St. Johns Avenue in growing Putnam County.

This rare offering features versatile zoning (C-2 and C-4), existing infrastructure, and strong redevelopment potential.



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We can sell Your Home or Business & Everything in it!

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Property Lines

The property is comprised of three individually defined parcels, each offering unique features and development potential. Potential Reparceling is an option.

Parcel 1, improved with a large retail building and warehouse structure.

Parcel 2, a vacant lot ideal for additional storage or future buildout.

Parcel 3, a former filling station with strong street visibility.

The fourth image brings all three parcels into view, illustrating how they form a cohesive 1.61-acre site ready for flexible redevelopment, expansion, or reconfiguration.



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Financial Flexibility & Purchase Options



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Whether you're seeking a full-scale investment or a targeted acquisition, this property offers purchase flexibility to align with your strategic goals.

Multiple configurations and owner financing options make this a highly accessible opportunity for a range of buyers.



- \$3,000,000

Purchase all three lots and buildings and take advantage of the whole 1.61 acres of space and 350 ft of frontage on N State Rd 19.



- \$1,750,000

Purchase two lots totaling 1.11 acres with the Bramlitt's retail building, storage building and the vacant lot. Includes 200 ft of frontage.



- \$1,250,000

Purchase the 0.5 acre lot and the former filling station. Includes 150 ft of frontage.



Owner Financing

The seller will consider owner financing with a minimum of 20% downpayment.



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Bramlitt's Building



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Parcel 1 is the centerpiece of this offering, comprising 0.93 acres zoned C-4 Commercial Intensive, ideally positioned for retail, service, or showroom use.



The primary structure is a 7,918 sq ft retail building, currently configured to support a plumbing and electrical supply business. It features a large, welcoming reception/showroom area, three private offices, two restrooms, a generously sized workshop, and ample storage—designed to support both customer-facing operations and back-of-house logistics.



To the rear of the property lies a fenced-in area housing a secondary warehouse structure measuring 2,592 sq ft, offering high-ceiling storage or work space, along with an attached 420 sq ft canopy for covered loading or staging.

Parcel 2, a 0.18-acre vacant lot located directly behind Parcel 1. While it lacks direct street frontage, it enhances the overall site by providing valuable depth, added flexibility, and potential for storage, loading, outdoor use, or future development.

Both parcels offer a versatile commercial footprint with extensive paved areas for parking and delivery access and prime visibility along one of Palatka's busiest corridors.



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Former Filling Station



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Parcel 3 is a standout component of this commercial offering, located at 108 N State Road 19 on a 0.5-acre corner lot with exceptional street exposure.

Zoned C-2 (Commercial, General Light), this parcel is ideal for a range of business types including retail, automotive, service-based operations, or redevelopment into a new-use commercial concept.



The location sits along one of Palatka's most heavily trafficked corridors and benefits from a signalized intersection, ensuring consistent visibility and convenient ingress and egress for both vehicular and pedestrian traffic.

The existing structure on the parcel is a 1,664 sq ft former filling station featuring two large roll-up glass garage doors, floor-to-ceiling storefront windows, and a 600 sq ft canopy extending over the front drive area. These features make the building highly adaptable for uses such as a showroom, vehicle service bay, retail outlet, or even food or beverage concepts with indoor/outdoor flexibility. The building's compact yet functional footprint allows for efficient use while still offering the architectural character and access points valued in modern commercial spaces.



The lot is mostly paved, providing ample parking, easy access, and extra space for staging or deliveries. With flexible zoning, existing infrastructure, and a prime location on State Road 19, Parcel 3 offers strategic value for immediate use or future redevelopment in one of Palatka's busiest commercial areas.

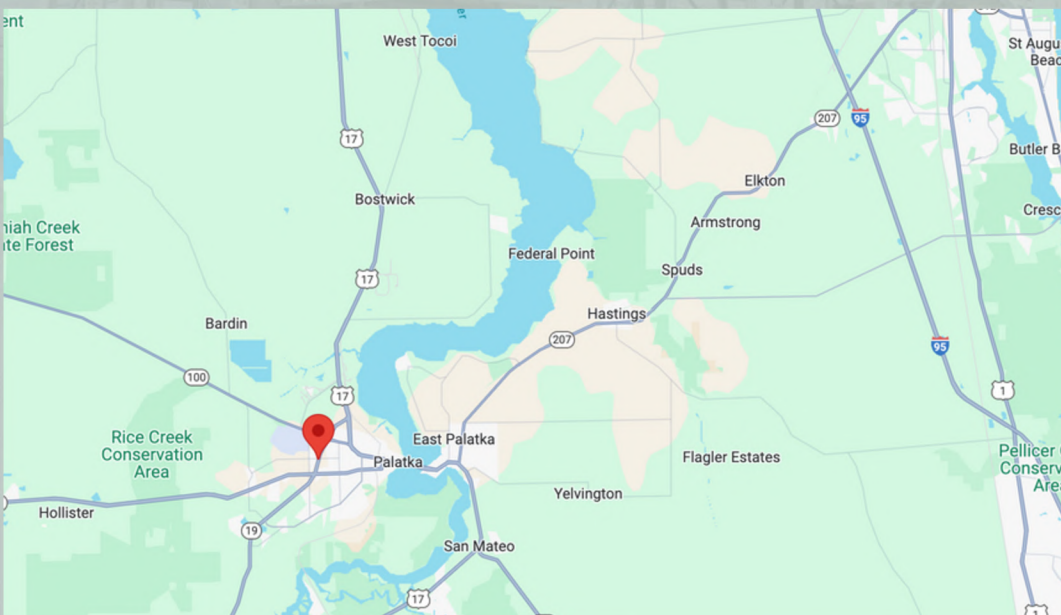
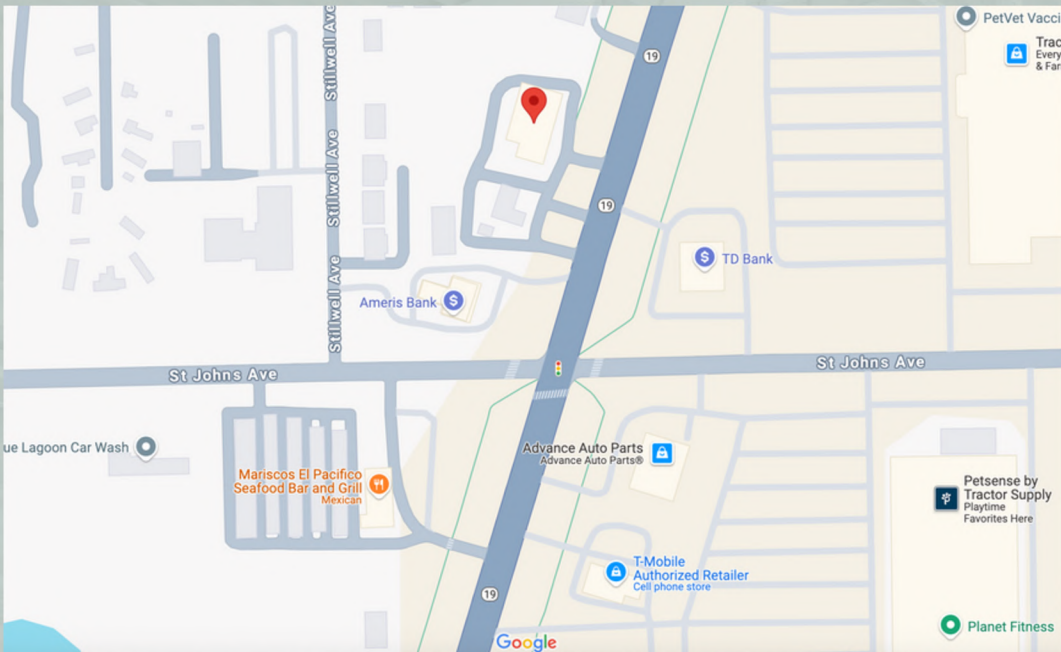


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Location

Located at 110 N State Road 19 in Palatka, this property benefits from high visibility near the signalized intersection with St. Johns Avenue.

Positioned in a growing city with strong commercial demand, it offers convenient access to Interstate 95 and St. Augustine, providing excellent local exposure and regional connectivity for businesses and investors.



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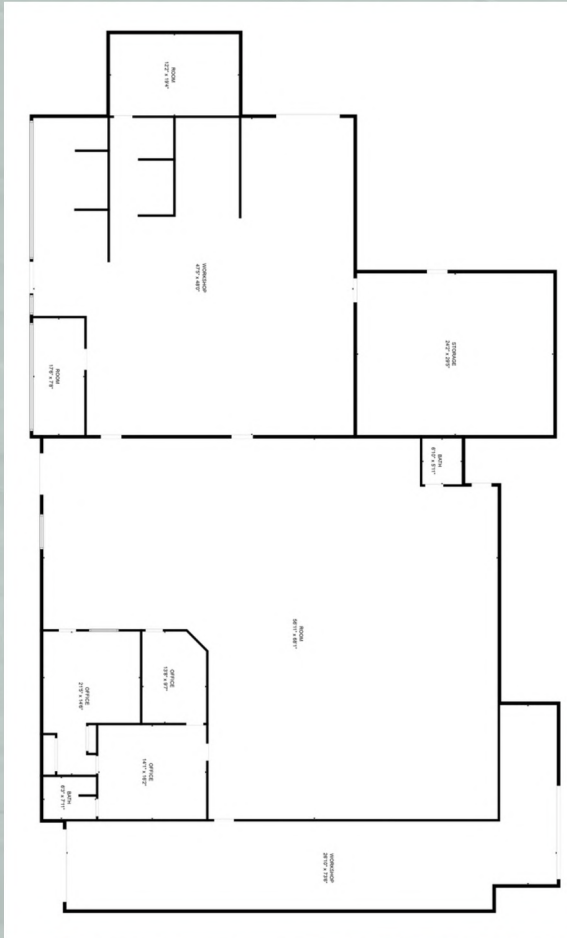
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Floor Plans

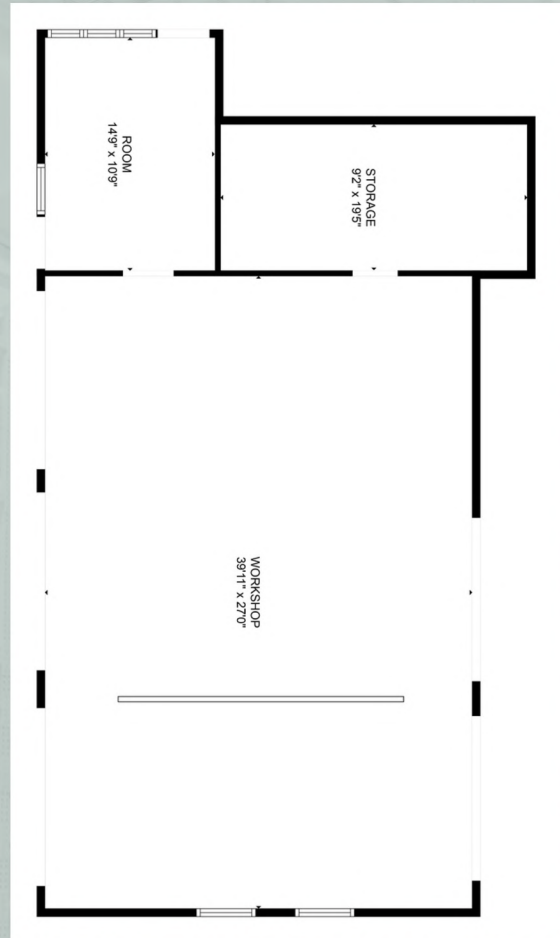


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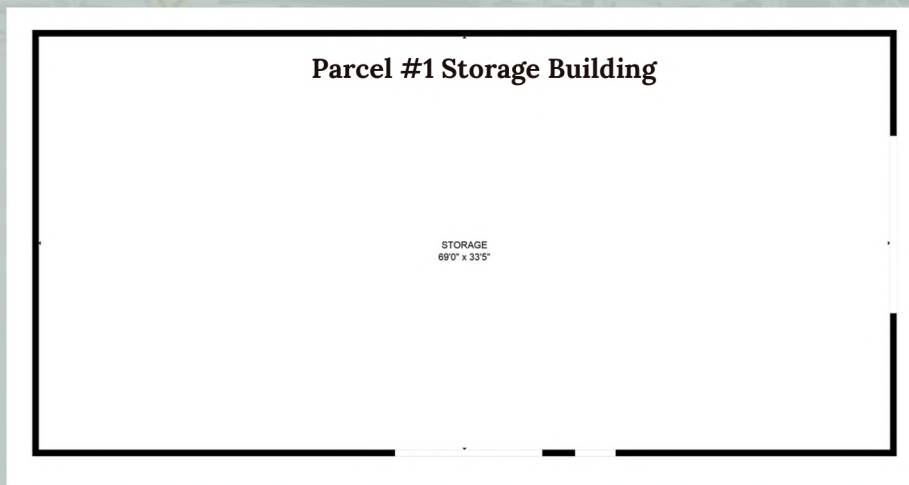
Parcel #1 Bramilitt's Building



Parcel #3 Former Filling Station



Parcel #1 Storage Building



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Zoning C-2



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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
Palms and Psychic / Photography Studio
Copy Centers

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

COMMERCIAL LIGHT (C-2)



View the Putnam County
Land Development Code at
www.main.putnam-fl.com

Putnam County

LDC Section 45-82

Commercial, Light (C-2)

Purpose

The purpose of the C-2 zoning district is to provide a commercial zoning district for light commercial land use in the Rural Center, Urban Service, Urban Reserve and Commercial future land use classifications shown on the Putnam County Future Land Use Map.

Use Categories and certain uses allowed in the C-2 district:

Retail Sales-General
Retail Sales-Food
Services
Office
Commercial Recreation and Entertainment-Indoor
Cultural
Civic
Religious facility
Child and adult day care centers
Nursing home
Hospital
Assisted living facility
Passenger vehicle service limited to tire, battery and oil changes
Lodging
Emergency Services
Carwash
Drive-through facilities

Use Categories that require a Special Use Permit to locate in the C-2 district:

Education
Club
Essential Public Services

Certain uses that require a Special Use Permit to locate in the C-2 district:

Nightclub
Portable Building Sales
Mini-Warehouse

C-2

Minimum setback requirements:

Front: 35 feet
Rear: 15 feet
Side: 10 feet
Corner side: 20 feet

Minimum lot requirements:

The minimum lot size needed by the various uses in the C-2 district will be determined by the space requirements dictated by the proposed use, the required setbacks and the number of parking spaces required by this ordinance.

Maximum Impervious Surface area:

Depends on future land use category as outlined in Table 7.02B

Maximum building height: 35 feet

This brochure is provided for informational purpose only and is not intended to be approval of a specific development or the issuance of a permit. Additional information may be found in the Putnam County Land Development Code (LDC) available online at <http://www.main.putnam-fl.com> or copies may be purchased from the Putnam County Department of Planning and Development Services.



110 N State Rd 19, Palatka, FL 32177

Zoning C-4



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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 / Craft Supplies Auto Parts Store / Bait and Tackle Shop Camera Supplies / Convenience Store / 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 and other non-automotive consumer goods
Veterinary Facilities: Small Animal
Laundry, Retail / Employment Agency Funeral Home / Fitness Centers Palmist and Psychic / Photography Studio Copy Centers / 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, admin., or clerical activities.

Examples of offices:

Physician / Attorney / Accountant / Chiropractor
Opticians / Architect/Engineer / Graphic artist
Insurance agent / Real Estate agent / Model Home

LDC Section 45-52

Lodging - This use category includes all uses where the primary activity is the provision of short-term lodging.

Examples: Hotel / Motel / Bed & Breakfast /
Boarding House Tourist Home

(CONTINUED ON BACK)

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. **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

LDC Section 45-50

Commercial Recreation and Entertainment- Outdoor - This use category includes all uses where the primary activity is the provision of recreation or entertainment in an outdoor setting. **Examples:**

Mini-Golf / Go-Kart / Drive-In Theater / Amphitheater Outdoor Skating Rinks / Skateboard Parks / Paintball Golf Course / Archery Range / Waterpark / Marina

LDC Section 45-51 Commercial Recreation and Entertainment- Indoor - This use category includes all uses where the primary activity is the provision of recreation or entertainment in an indoor setting. **Examples:**

Bowling Alley / Amusement Arcade Theater / Auditorium / Indoor Skating Rinks

LDC Section 45-62 Essential Public Services - This category includes small-scale public facilities and services that are typically and necessarily spread throughout the community. This category does not include structures or uses for commercial activities such as sales of related merchandise or collection of bills in districts in which such activities would otherwise be prohibited.

COMMERCIAL INTENSIVE (C-4)



View the Putnam County
Land Development Code at
www.main.putnam-fl.com

Informational purposes only.
Please refer to the Land Development Code

Planning & Development Services
Phone: 386-329-0316
Email: pzb@putnam-fl.gov

LDC Section 45-84 Commercial, Intensive (C-4)

Purpose

The purpose of the C-4 zoning district is to provide a general commercial zoning district for commercial uses that require immediate access to Major and Minor arterial roads.

Use Categories and certain uses allowed in the C-4 district:

Office
Retail Sales - General
Retail Sales - Food
Services
Recreation and Entertainment-Outdoor
Recreation and Entertainment-Indoor
Lodging
Cultural
Civic
Emergency Services
Essential Public Services
Religious Facilities
Manufactured Housing Sales and Service
Auto Body Repair Shop
Truck Stop
Passenger vehicle sales, service and repair
Recreation vehicle and boat sales, service and repair
Heavy vehicle sales, service and repair
Heavy equipment sales, service and repair
Mini-warehouses

Use Categories that require a Special Use Permit to locate in the C-4 district:

Educational
Light Industrial

Certain uses that require a special use permit to locate in the C-4 district:

Outdoor Auction
Bulk Storage of toxic or hazardous materials
Dry Dock
Flea Market
Hospital
Nightclub
Communications Towers
Construction trades with outdoor storage

Minimum setback requirements:

Front: 35 feet
Rear: 10 feet
Side: 10 feet
Corner side: 20 feet

Minimum lot requirements:

The minimum lot size needed by the various uses in the C-4 district will be determined by the space requirements dictated by the proposed use, the required setbacks and parking, and any other applicable provisions of this ordinance.

Maximum Impervious Surface area: Depends on future land use category as outlined in Table 7.02B

Maximum building height:

45 feet.



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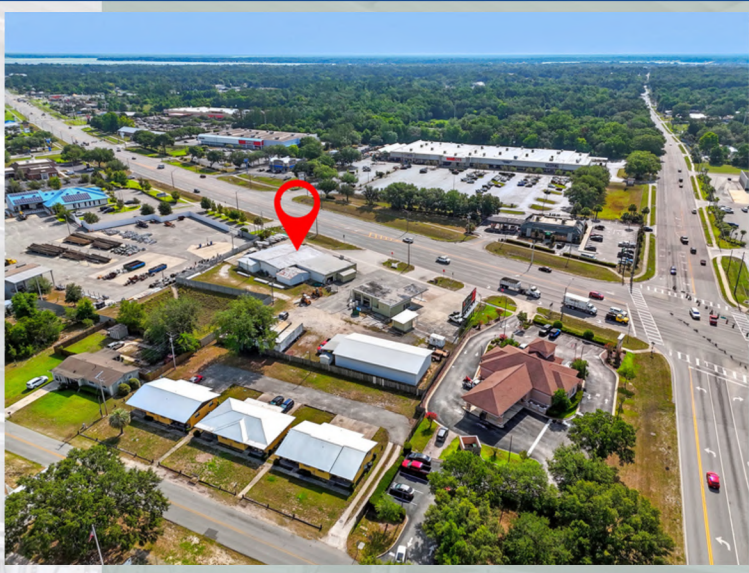
Summary

This exceptional offering represents a prime commercial investment opportunity with significant upside for redevelopment and strategic repositioning within a high-growth market.

Benefiting from a prominent location and robust visibility, the property is ideally suited for a diverse range of commercial ventures.



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With flexible acquisition options, this is a rare chance to secure a highly visible commercial asset with substantial potential for expansion and value creation. The inherent versatility and strategic placement of this property make it an attractive and compelling prospect for astute commercial real estate investors.

Jena Dennis

BROKER & PROPRIETRESS

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Ranked #21 out of over 11,000 agents
in NE Florida by Top Producers

Ranked #12 from The List of Top
Residential Real Estate Agents 2024
in the Jacksonville Business Journal



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We can sell Your Home or Business & Everything in between

