

OFFICE/RESIDENTIAL FOR SALE

ATLANTIC BEACH COMMERCIAL

372 AHERN ST, ATLANTIC BEACH, FL



PRICE: \$795,000



Property Overview



LICENSED REAL ESTATE BROKER



OFFICE
RESIDENTIAL



1204 TOTAL
SQ FT



ZONED
ACBD



ATLANTIC
BEACH

New roof. Fully occupied, 1,204 SF office building zoned ACBD, currently configured as four private offices that share a common break room, bathroom, and foyer, making it an ideal multi-tenant investment or owner-user opportunity. Zoning further permits a single-family dwelling unit within the same building as a permitted commercial use, creating a live/work opportunity for an owner-occupant. Located in the heart of Atlantic Beach, the property is less than one mile from public beach access, within walking distance of Atlantic Beach Town Center, and just minutes from Publix, Aldi, ExxonMobil, LA Fitness, and other national retailers.



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Property Highlights



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- 1,204 SF
- FOUR SMALL PRIVATE OFFICES
- SHARED BREAK ROOM WITH KITCHENETTE, BATHROOM, FOYER/RECEPTION AREA
- ZONED ACBD (ATLANTIC BEACH CENTRAL BUSINESS DISTRICT)
- POTENTIAL LIVE / WORK OPPORTUNITY
- 100% OCCUPIED — 4 OF 4 UNITS LEASED
- TENANT MIX INCLUDES LOCAL PROFESSIONALS
- STABLE, IN-PLACE TENANCY WITH LEASES EXPIRING BEFORE END OF YEAR



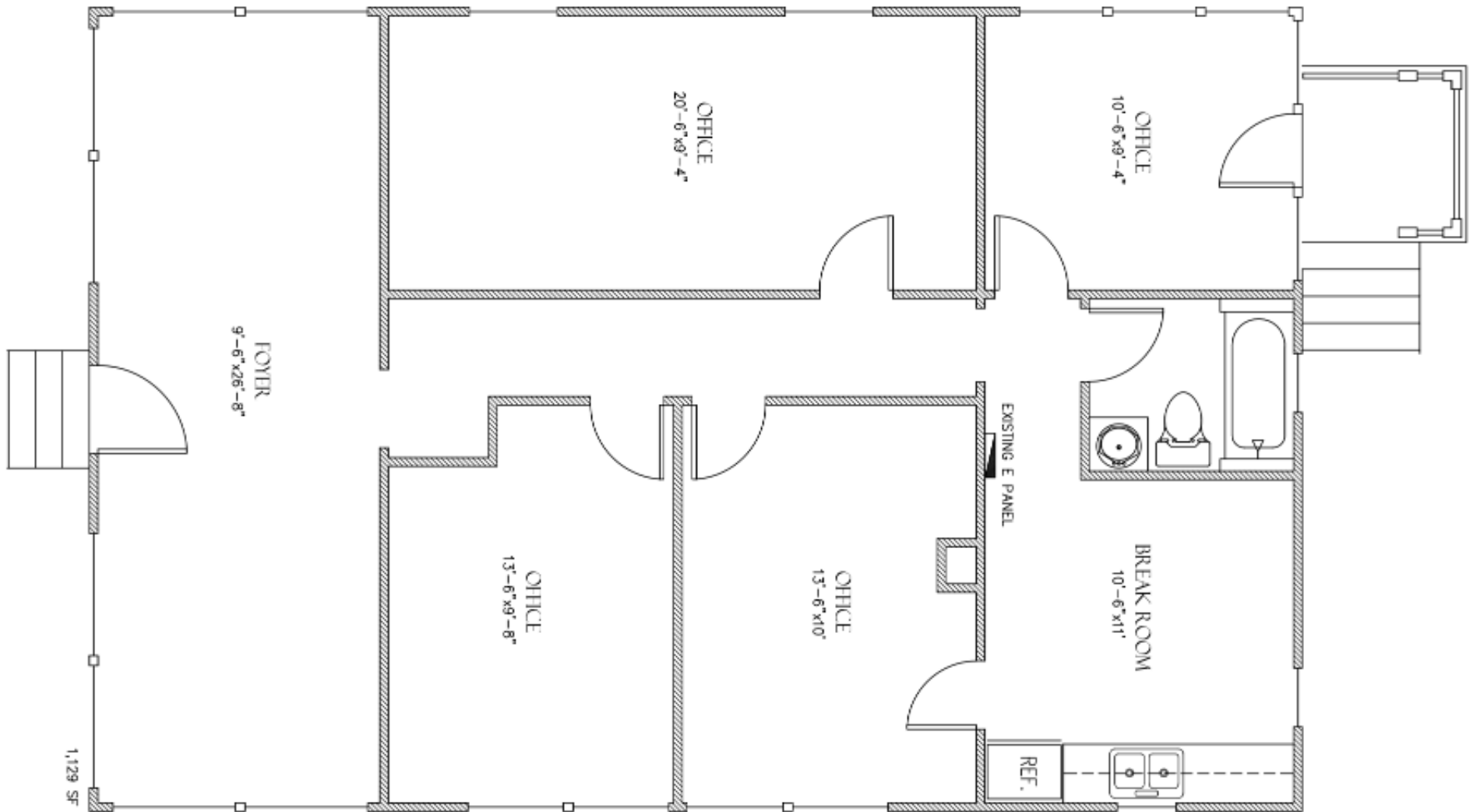
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First Floor



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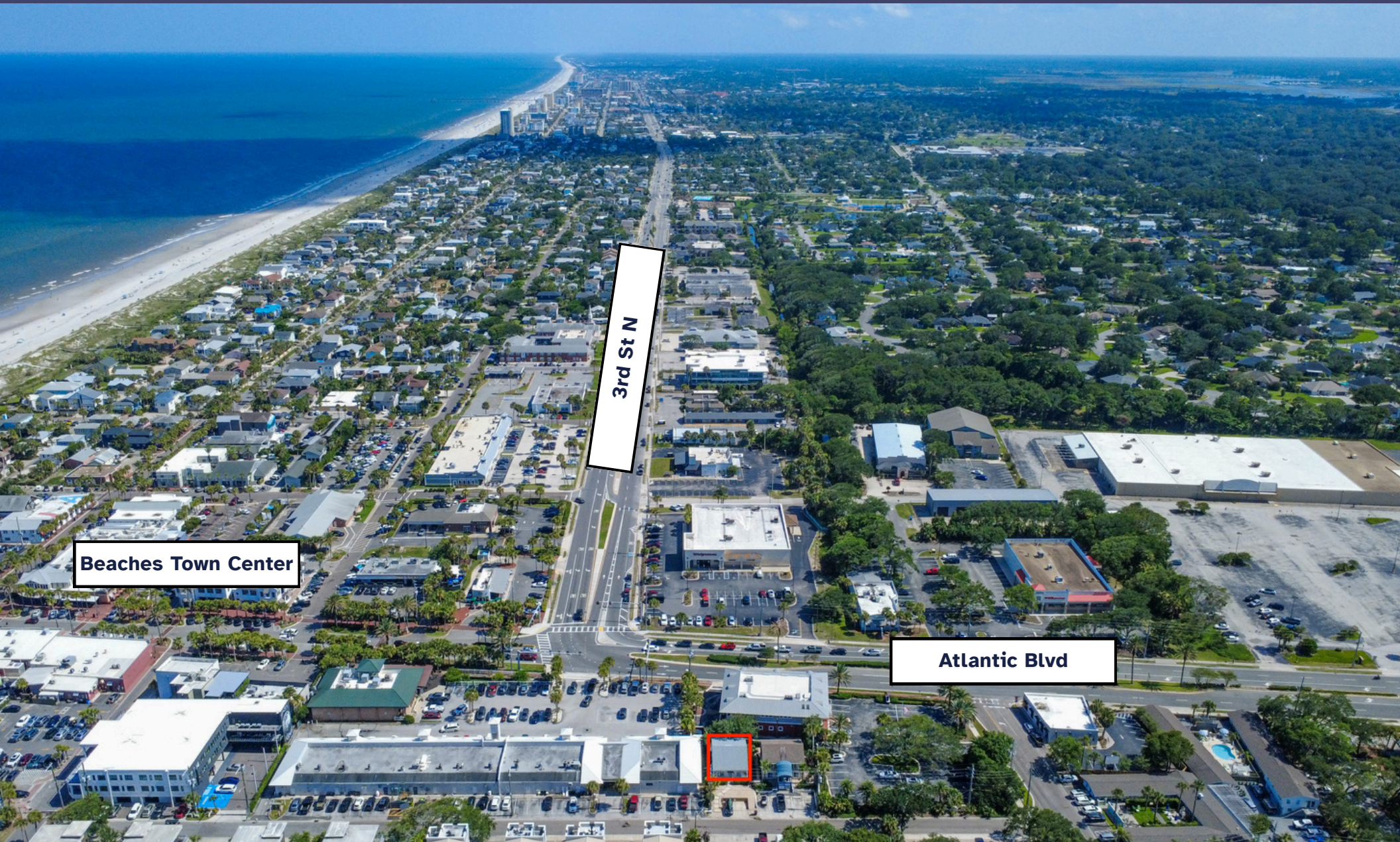
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Aerial Map



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Beaches Town Center

3rd St N

Atlantic Blvd

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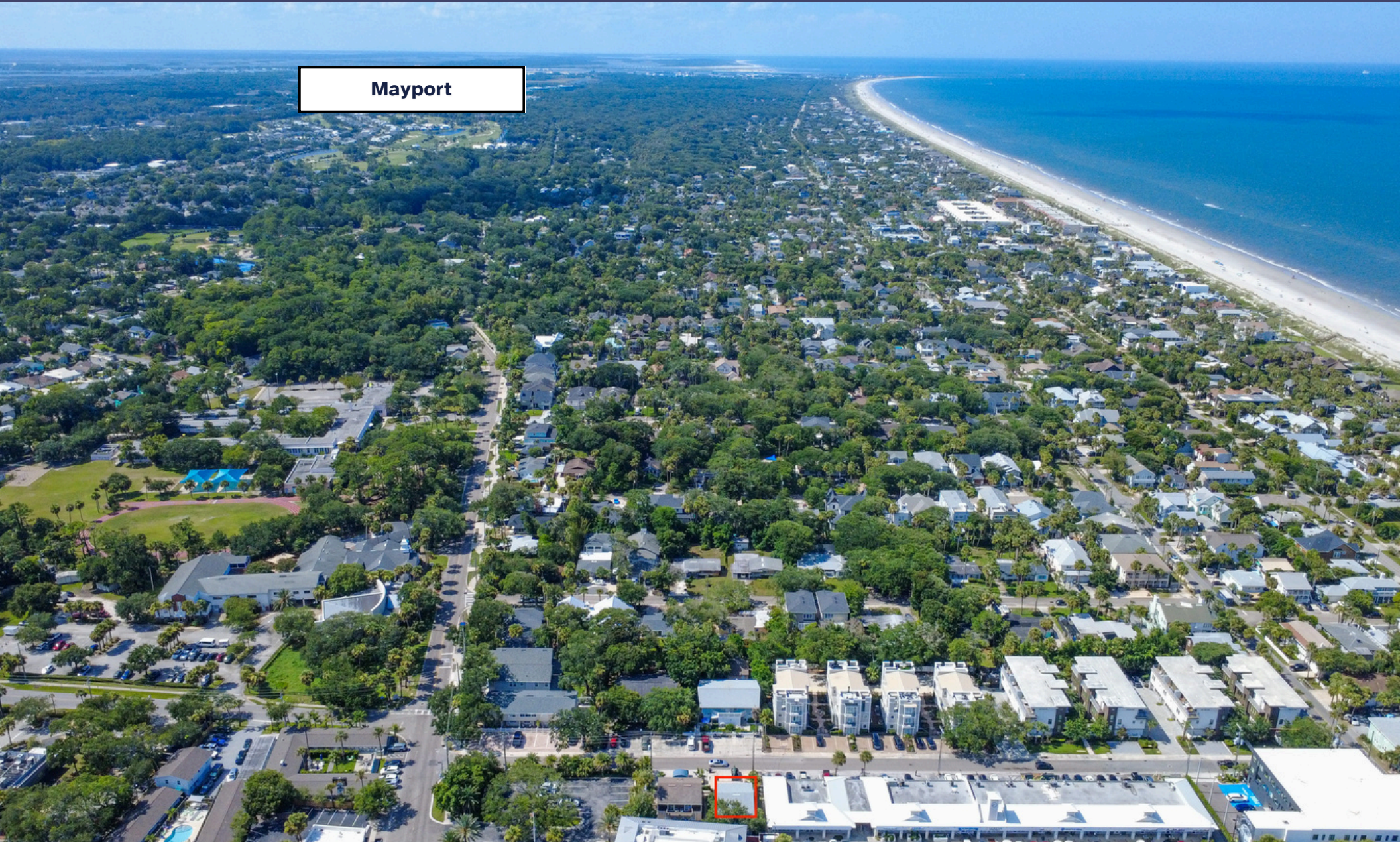
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Aerial Map



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Mayport



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