

COMMERCIAL BUILDING FOR SALE

911 S. 8th Street, Fernandina Beach, FL 32034



- **MU-8 Zoning**
- **11,500 AADT**
- **75x200 Lot Size**
- **7.4% Rate of Return**

Rare Investment Opportunity with Excellent Cash Flow on Amelia Island. This multi-tenant 4,238 SF commercial office building offers 15 separate offices, two shared conference rooms, a kitchen, a reception area, and three bathrooms. Plenty of parking in the front and the rear, and two access points, from 8th and 7th Street. The Property is less than a mile from Fernandina's Historic Downtown District and is located on the highly traveled 8th Street Corridor. The property has Mixed Use Zoning (MU-8), allowing for a variety of uses, and the current professional office use. 7.4% rate of return. Looking for a solid return and steady cash flow, then look no further!

**4,238 Sq Ft.
Highly Visible**

**15 Separate
Offices**

\$1,199,000

Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate.
Reader should independently verify the information.

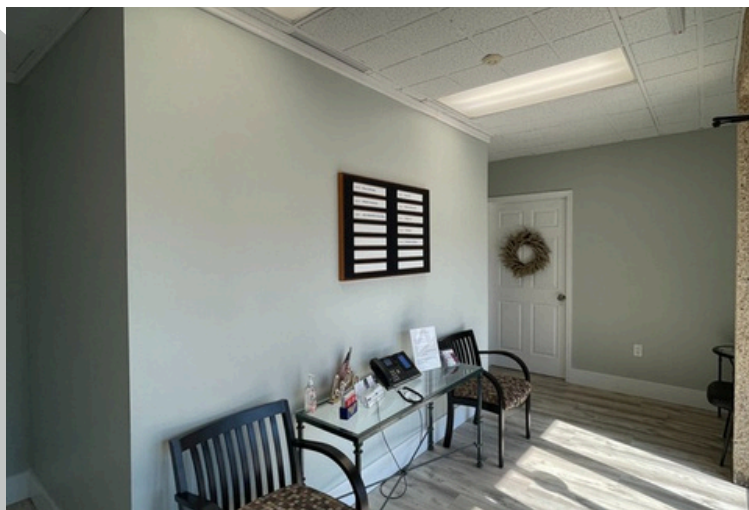


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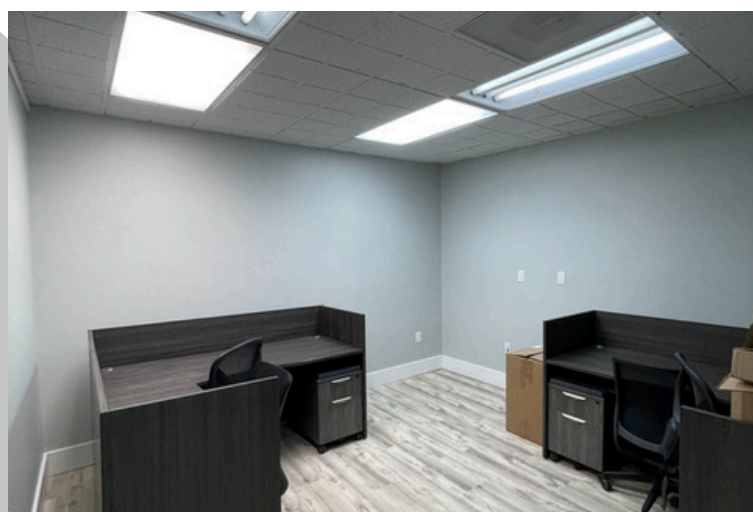


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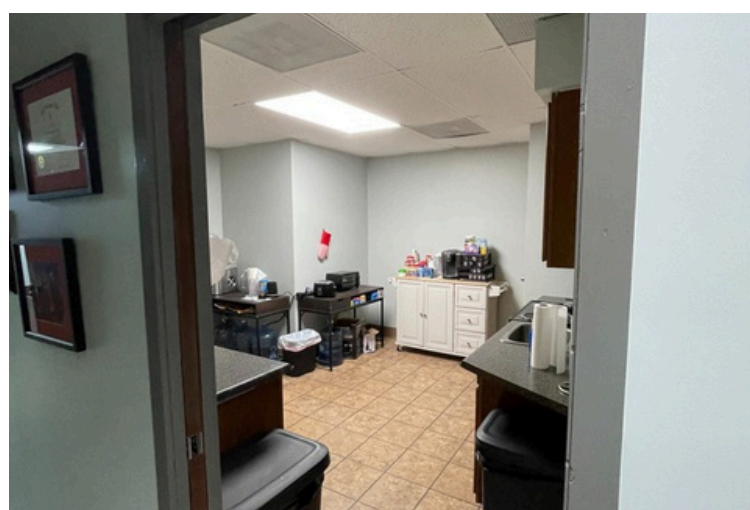


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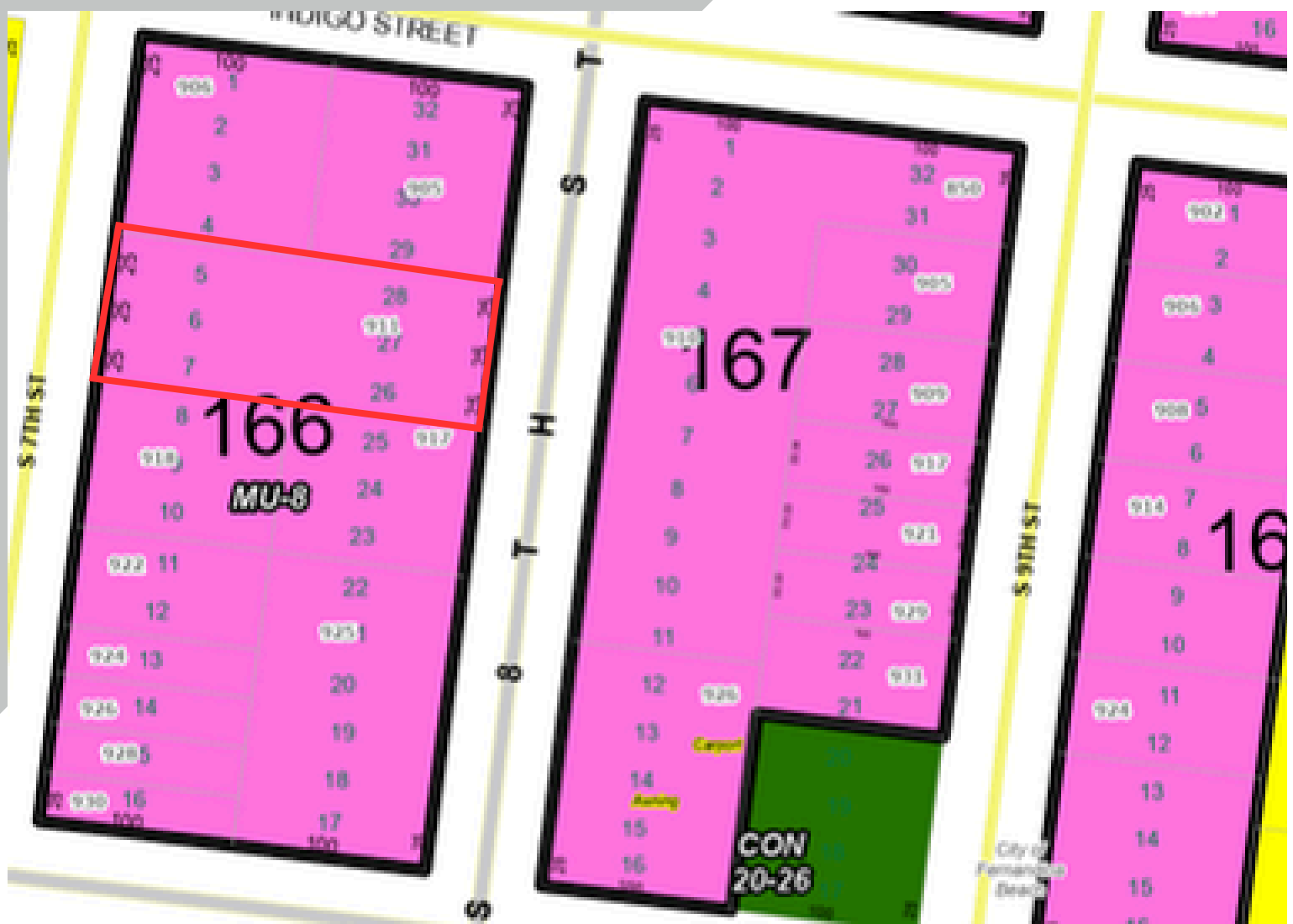


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8th Street Small Area Mixed Use (MU-8)

The MU-8 district is intended for redevelopment of the City's 8th Street commercial corridor to allow for a combination of residential, office, housing, and general commercial activities in a vibrant urban setting. The MU-8 district is intended to promote the 8th Street corridor as a thriving gateway to the historic downtown of Fernandina Beach through economical and efficient land use, an improved level of amenities, residential density through a variety of housing types, and a better compact, urban environment. Properties within the MU-8 district shall provide for a unified pedestrian and landscape area along the 8th Street frontage to serve as an extension of the downtown Fernandina Beach character and design. The allowable density in the MU-8 zoning district is a maximum of 18.0 dwelling units per acre.

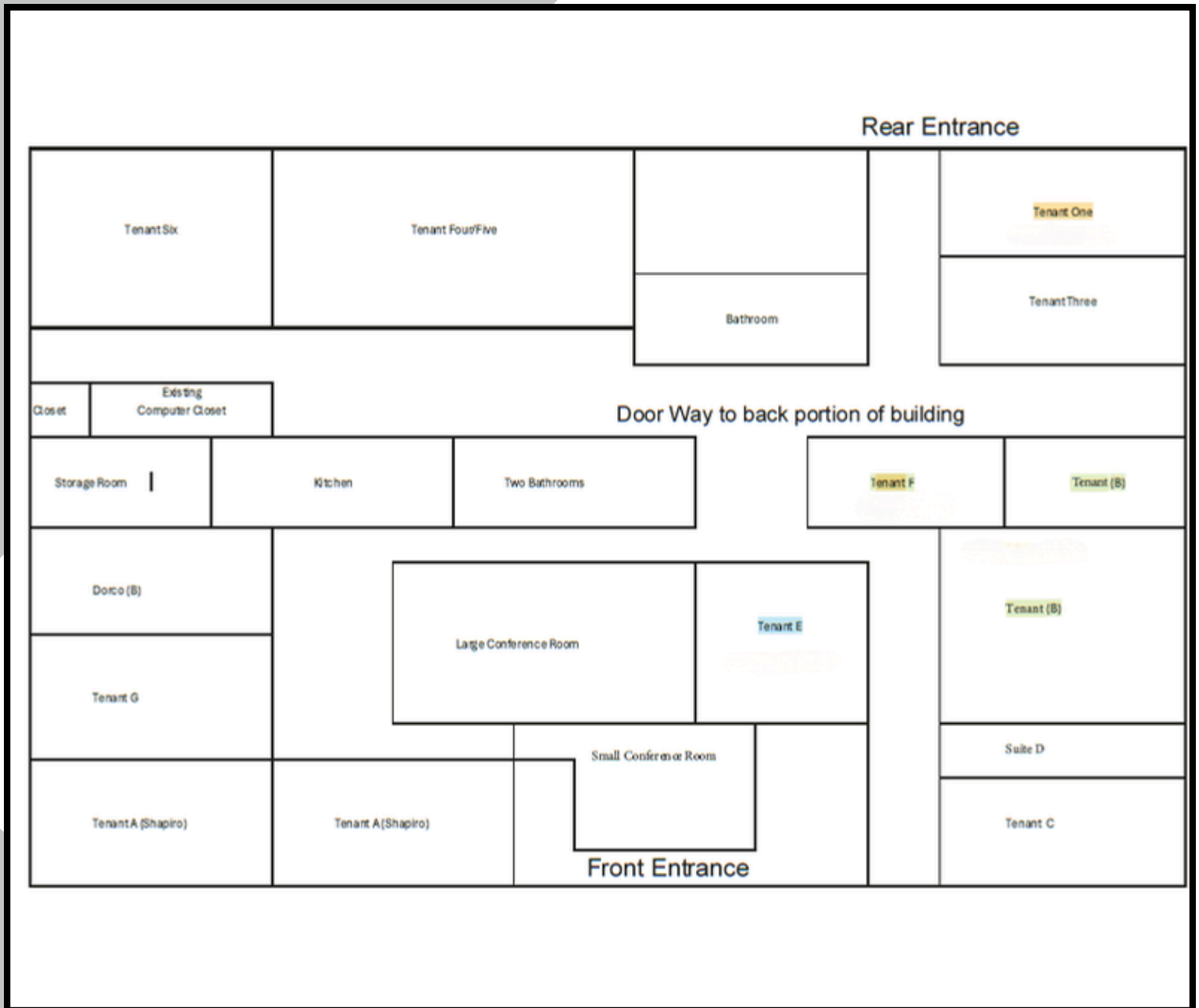


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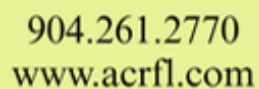
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NOTE: A. T. 28, 27 & 32, BLOCK 106, ASTRONAUTA BLVD., GAITHERSBURG, MARYLAND
 AS SHOWN ON THE OFFICIAL PLAT OF THIS CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
 PRINTING COMPANY IN 1927 AND ENLARGED, REISSUED AND RE-ISSUED BY THE FLORIDA TOWN
 SPRINGFIELD COMPANY IN 1927 AND 1928).



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