

FOR SALE

**1639 S 8TH STREET
FERNANDINA BEACH, FL 32034**



- **FULLY
LEASED**
- **RECENTLY
RENOVATED**
- **20,400
AADT**
- **3,950 SF**
- **CI ZONING**

**ASKING
PRICE:
\$949,000**



Prime Investment Opportunity on High-Traffic 8th Street in Fernandina Beach

This fully leased 3,950 SF commercial building provides reliable income with four individually metered 1,000 SF units, each with a private restroom. All units have been recently renovated, and the roof was replaced in 2019 for long-term durability and reduced maintenance.

With 150 feet of frontage on busy 8th Street, the property offers excellent visibility and steady traffic. Zoned Commercial Intensive and located in the County, it supports a wide range of commercial uses and strong future potential.

Positive cash flow and long-term leases make this a turnkey, dependable investment opportunity in a high-demand corridor.

Phil Griffin
904.556.9140
phil@acrfl.com

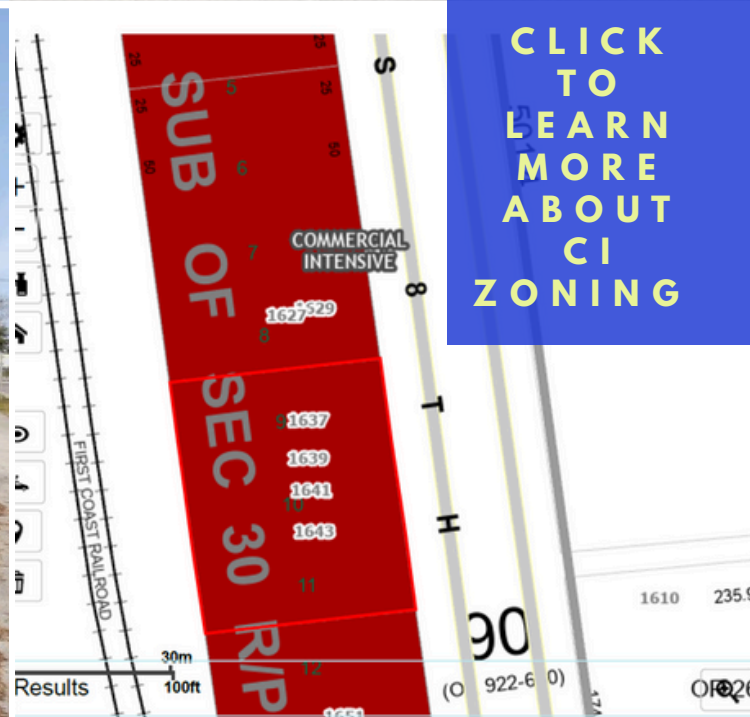


Tara Thousand
904.710.1870
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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information.



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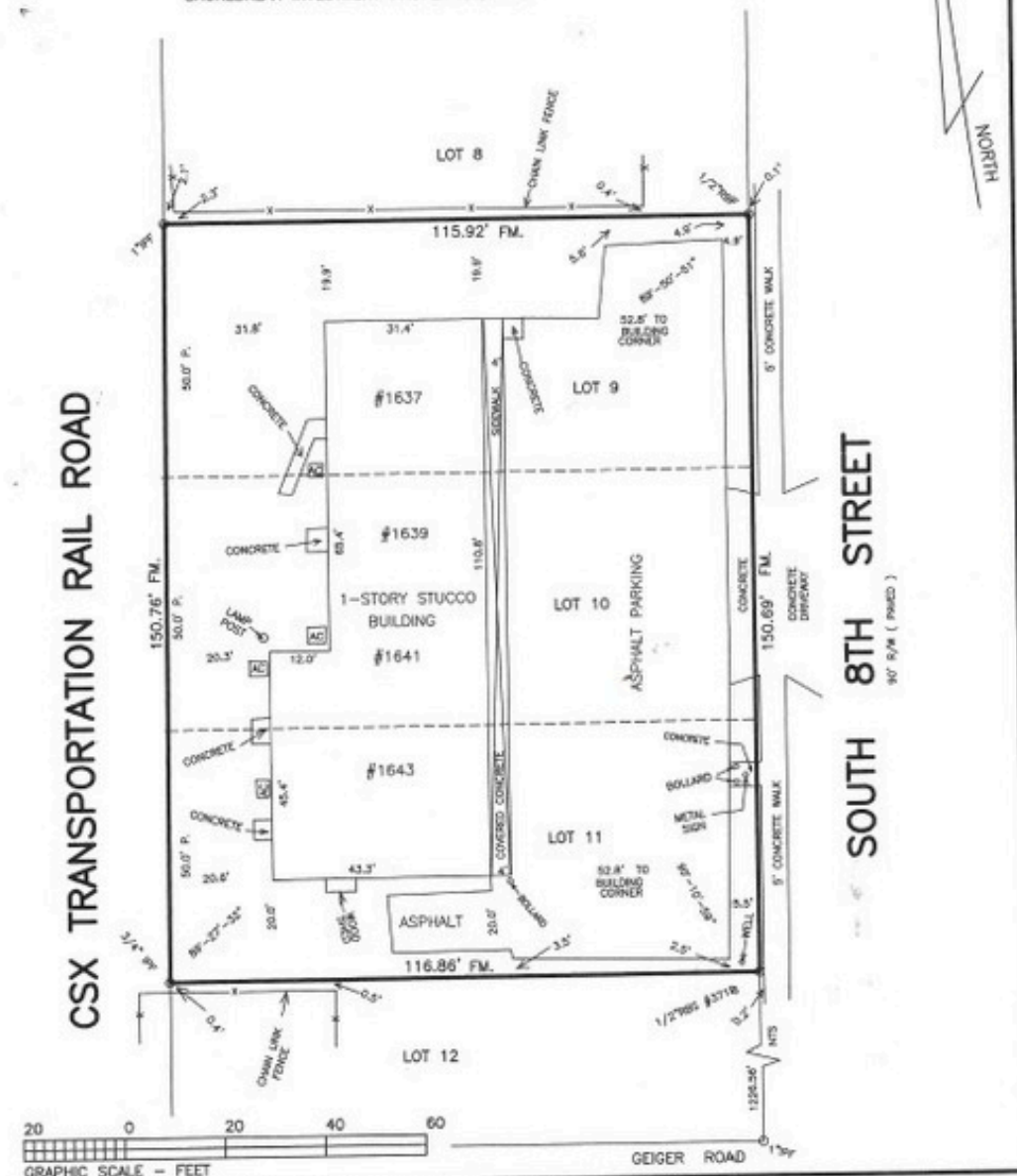
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MAP SHOWING BOUNDARY SURVEY OF
LOTS 9, 10 AND 11 OF A SUBDIVISION OF LOT 11 OF A
SUBDIVISION OF THE SUSAN CASHEN GRANT OR SECTION 30,
TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 102,
PAGE 389, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
SHOREBREAK INVESTMENT PROPERTIES, LLC.



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-251-8550 FAX 904-277-6550

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120120, PANEL NO. 02390
DATED 8/2/17

DATE OF SURVEY: JUNE 22, 2022

SCALE: 1"=20'

JOB NO. 2202-02, F.S. 385

CORNER MARKERS HAVE NO IDENTIFICATION UNLESS

LEGEND:

IRON PIPE FOUND - IPI

IRON PIPE SET - IPS

RE-PAVE FOUND - RPF

NOT TO SCALE - NTS

BUILDING RESTRICTION LINE - BSL

CONCRETE WALKWAY FOUND - CWF

STAINLESS STEEL PIPE FOUND - SSP

POINT OF CURVE - POC

POINT OF TANGENCY - POT

CENTERLINE - CL

POWER LINE - PL

FIELD MEASURED - FM

RECORD - R, DEED - D,

POWER POLE - PP

CONCRETE - CONC.

BRICK - BRK

RIGHT-OF-WAY - ROW

ROLL OF REVERSE CURVE - RRC

OPTIONAL RECORD BOOK - ORB



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