

# SALE

## DOBBS ROAD FLEX WAREHOUSE CONDO

1761 Dobbs Road, Saint Augustine, FL 32084



### PROPERTY DESCRIPTION

Rare opportunity to acquire a concrete block industrial flex condo located directly on Dobbs Road in the heart of St. Augustine's thriving commercial corridor. Zoned CW (Commercial, Warehouse), the property is ideally suited for a variety of uses including warehousing, light manufacturing, distribution, or service-based operations. This versatile facility offers the flexibility to accommodate an owner-user looking to establish or expand operations, or an investor seeking strong income potential in a high-demand industrial market. The site features convenient access to major thoroughfares including US-1 and SR-207, ensuring seamless connectivity throughout Northeast Florida. Current tenant is on year 2 of a 5 year lease however he is willing to vacate with 60 days notice for an owner operator.

### LOCATION DESCRIPTION

Located between State Roads 207 and 312 on Dobbs Road.

### PROPERTY HIGHLIGHTS

- Zoning: Commercial, Warehouse (CW)
- Great Location!
- Flexible Space Use!
- Investment or Owner Occupant Opportunity!
- Available Now!

### OFFERING SUMMARY

Sale Price:	\$359,999.00
Building Size:	1,806 SF
APN#:	098481-0260
Building Size:	6,622 SF
NOI:	\$24,907.81
Cap Rate:	6.24%

DEMOGRAPHICS   0.3 MILES   0.5 MILES   1 MILE

**Bob Buckmaster, CCIM**  
(904) 392-5151  
[bob@thepremierproperties.com](mailto:bob@thepremierproperties.com)

**Eric Maimo**  
(904) 537-6443  
[EricCRE@EricMaimo.com](mailto:EricCRE@EricMaimo.com)

**Adam Lanteigne**  
(602) 702-4288  
[adam@soldin904.com](mailto:adam@soldin904.com)



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# SALE

UNIT #26

1761 Dobbs Road, Saint Augustine, FL 32084



**Bob Buckmaster, CCIM**  
(904) 392-5151  
[bob@thepremierproperties.com](mailto:bob@thepremierproperties.com)

**Eric Maimo**  
(904) 537-6443  
[EricCRE@EricMaimo.com](mailto:EricCRE@EricMaimo.com)

**Adam Lanteigne**  
(602) 702-4288  
[adam@soldin904.com](mailto:adam@soldin904.com)



COLDWELL BANKER  
**COMMERCIAL**  
PREMIER PROPERTIES

# SALE

UNIT #26

1761 Dobbs Road, Saint Augustine, FL 32084



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

**Bob Buckmaster, CCIM**

(904) 392-5151

[bob@thepremierproperties.com](mailto:bob@thepremierproperties.com)

**Eric Maimo**

(904) 537-6443

[EricCRE@EricMaimo.com](mailto:EricCRE@EricMaimo.com)

**Adam Lanteigne**

(602) 702-4288

[adam@soldin904.com](mailto:adam@soldin904.com)

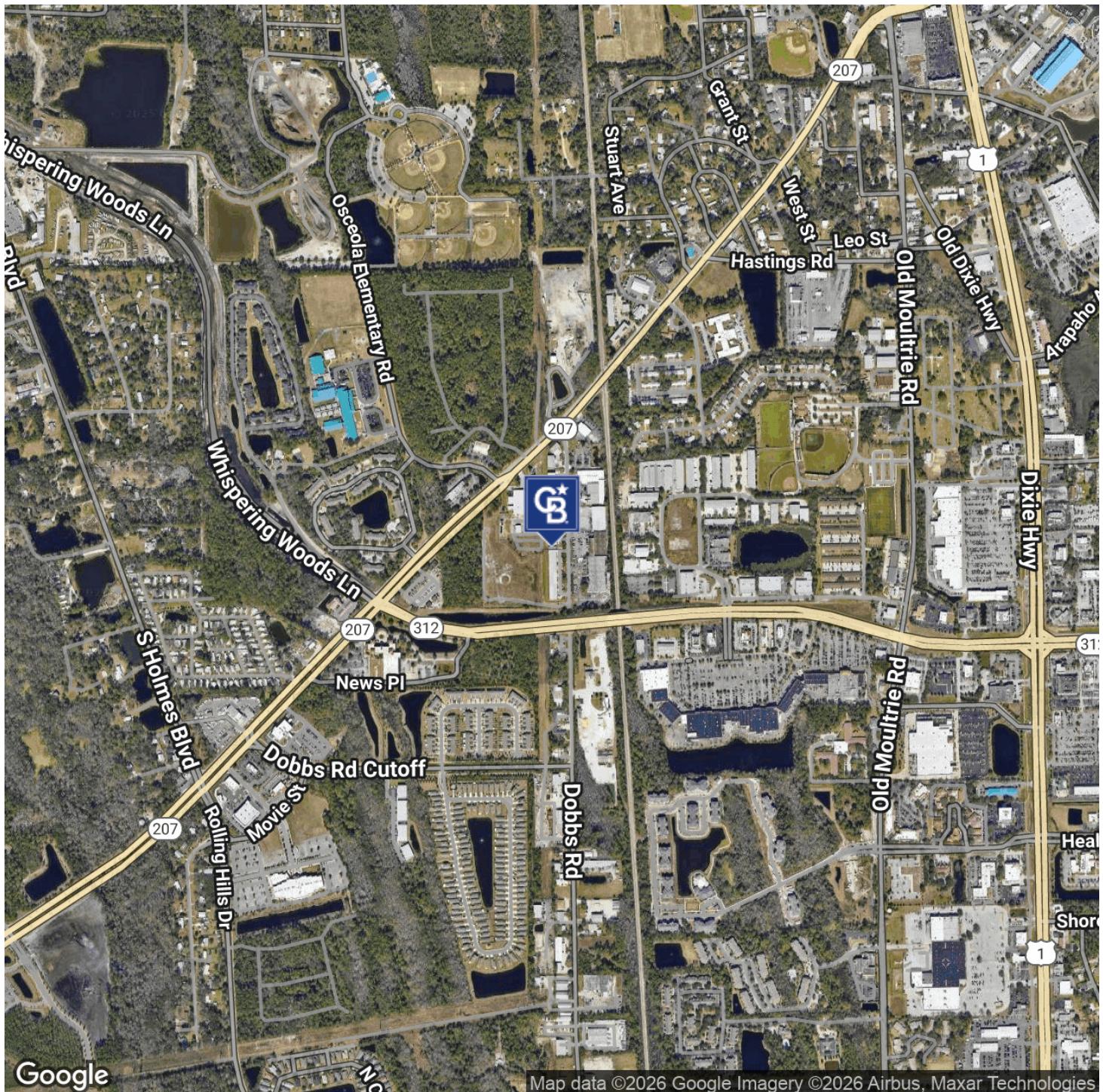


**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER PROPERTIES

# SALE

## DOBBS ROAD FLEX WAREHOUSE CONDO

1761 Dobbs Road, Saint Augustine, FL 32084



**Bob Buckmaster, CCIM**  
(904) 392-5151  
[bob@thepremierproperties.com](mailto:bob@thepremierproperties.com)

**Eric Maimo**  
(904) 537-6443  
[EricCRE@EricMaimo.com](mailto:EricCRE@EricMaimo.com)

**Adam Lanteigne**  
(602) 702-4288  
[adam@soldin904.com](mailto:adam@soldin904.com)

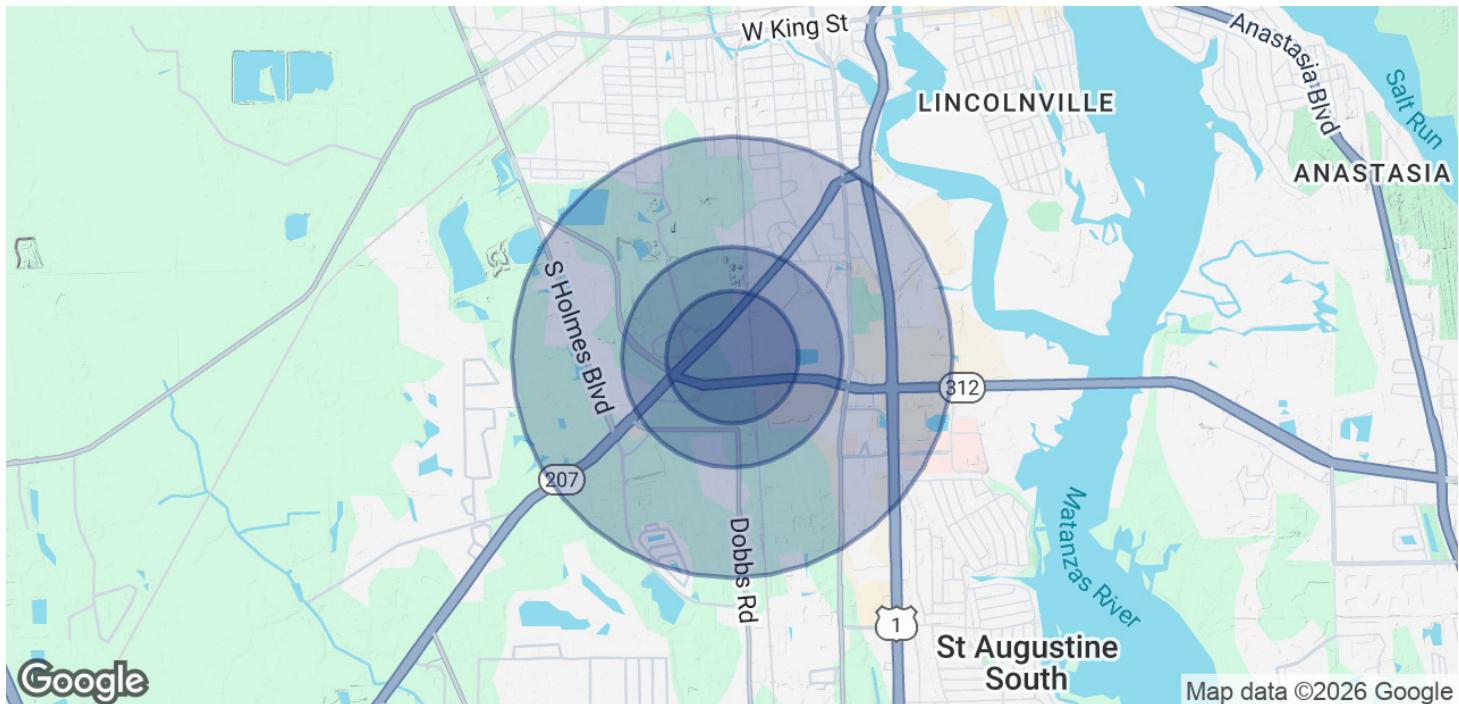


**COLDWELL BANKER**  
**COMMERCIAL**  
**PREMIER PROPERTIES**

# SALE

## DOBBS ROAD FLEX WAREHOUSE CONDO

1761 Dobbs Road, Saint Augustine, FL 32084



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	130	1,524	4,625
Average Age	43	41	42
Average Age (Male)	41	39	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	636	1,936
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$69,496	\$70,003	\$70,805
Average House Value	\$326,773	\$267,640	\$286,340

*Demographics data derived from AlphaMap*

**Bob Buckmaster, CCIM**  
(904) 392-5151  
[bob@thepremierproperties.com](mailto:bob@thepremierproperties.com)

**Eric Maimo**  
(904) 537-6443  
[EricCRE@EricMaimo.com](mailto:EricCRE@EricMaimo.com)

**Adam Lanteigne**  
(602) 702-4288  
[adam@soldin904.com](mailto:adam@soldin904.com)



**COLDWELL BANKER**  
**COMMERCIAL**  
**PREMIER PROPERTIES**