

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. Unit includes an additional 266 sqft upstairs storage.

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:	\$399,000.00
Building Size:	1,806 SF
APN#:	098481-0260
Building Size:	6,622 SF
NOI:	\$24,907.81
Cap Rate:	6.24%

Bob Buckmaster, CCIM
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Eric Maimo
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EricCRE@EricMaimo.com

Adam Lanteigne
(602) 702-4288
adam@soldin904.com



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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UNIT #26

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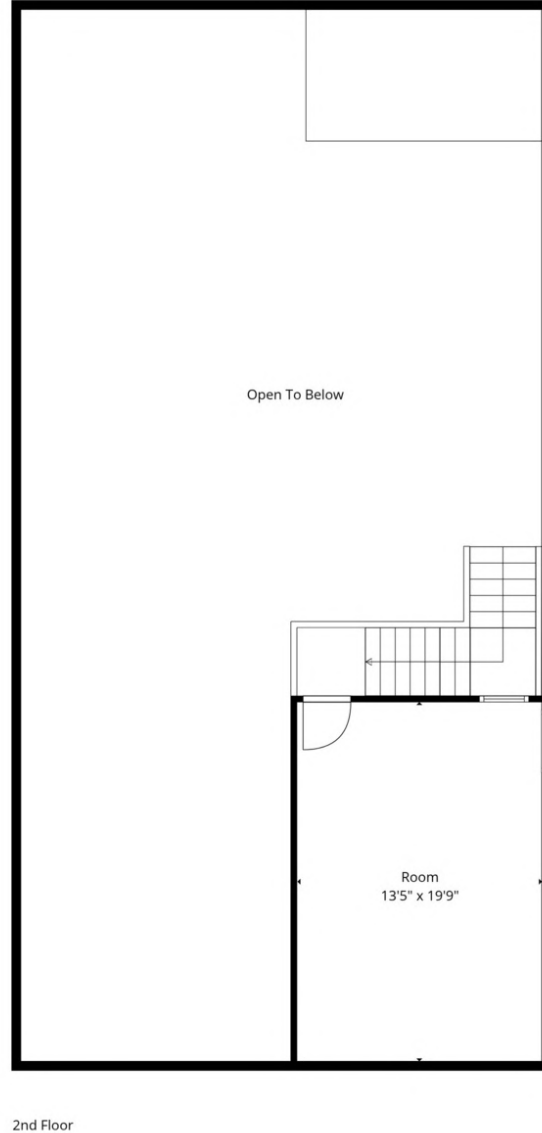
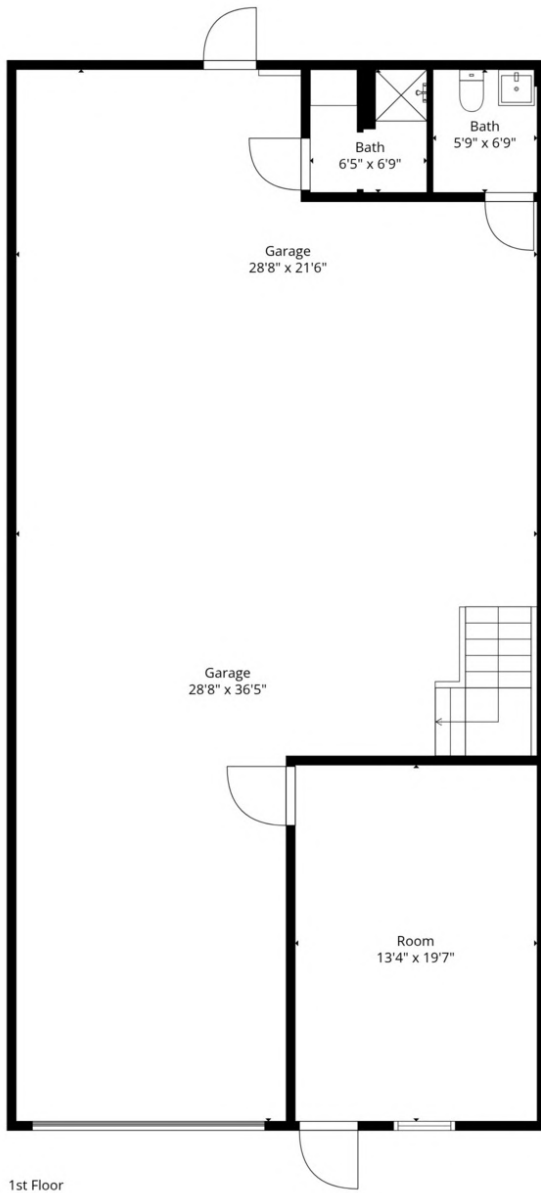


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UNIT #22

1761 Dobbs Road, Saint Augustine, FL 32084



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

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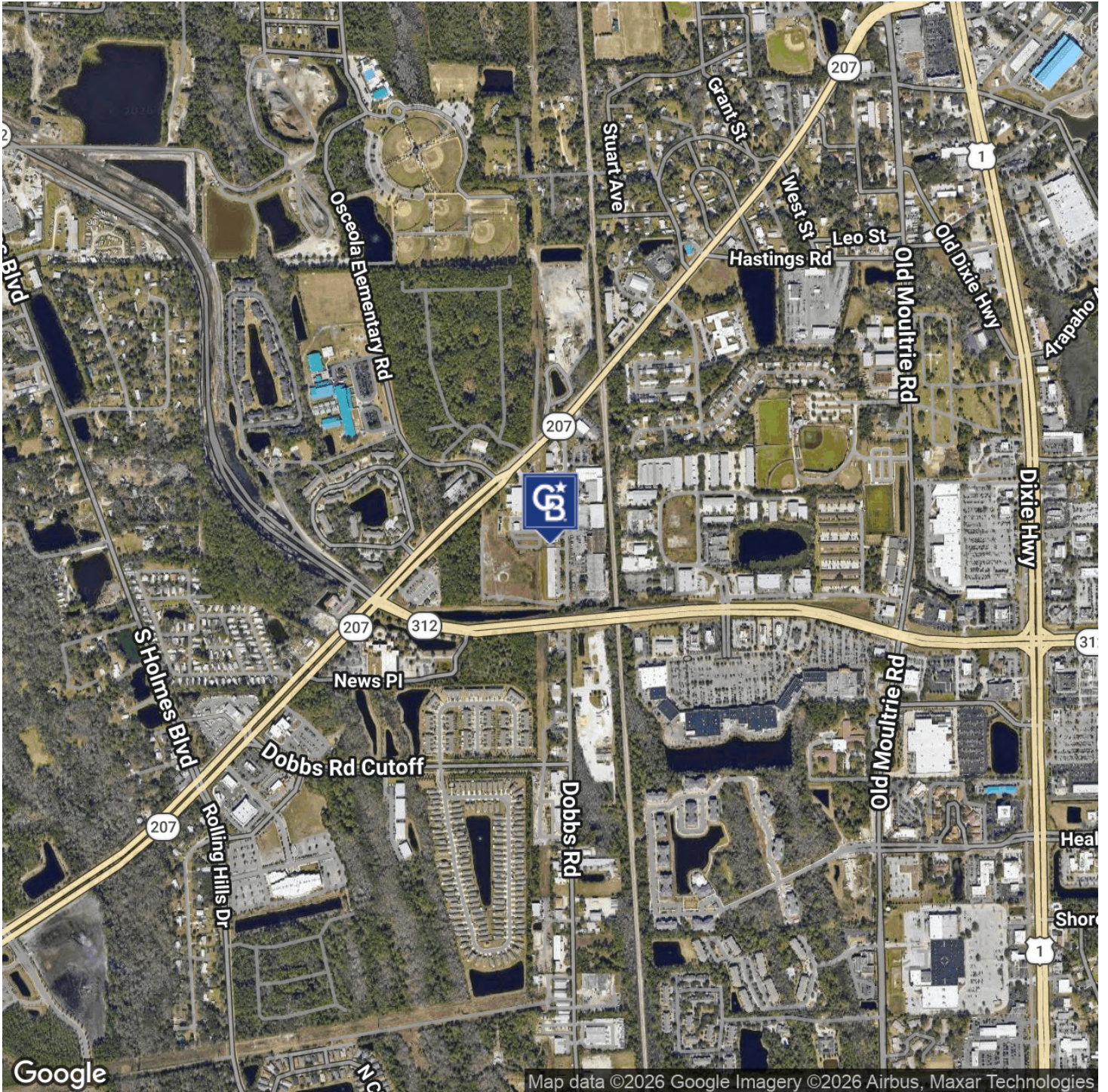


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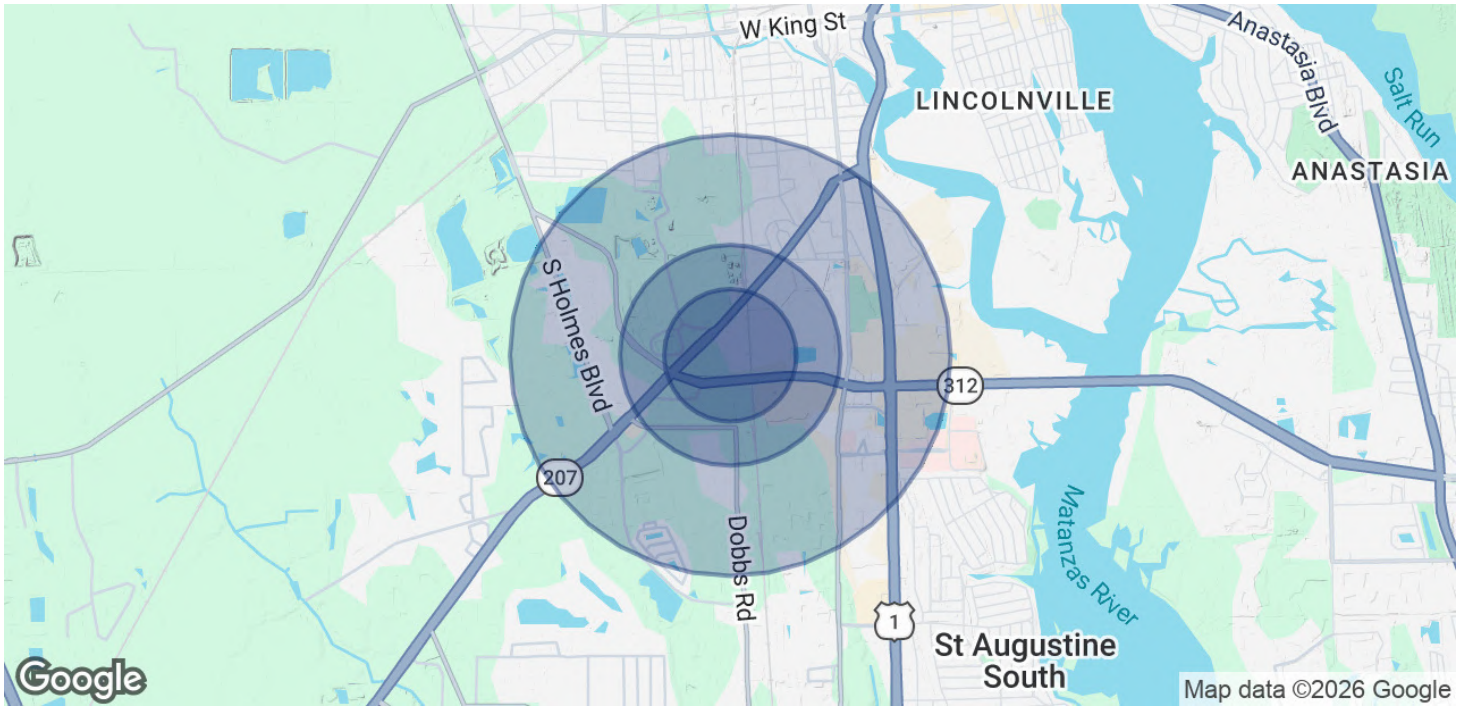


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	130	1,524	4,625
Average Age	43	41	42
Average Age (Male)	41	39	40
Average Age (Female)	44	43	43

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

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