

Historic St. Augustine Downtown Office

77 Saragossa St, Saint Augustine, FL 32084

Exclusively Represented By:

Matthew Adams

Senior Commercial Advisor, MSRED

904 466 6539

matthew.adams@floridanetworkrealty.com

OFFERING MEMORANDUM

Table Of Contents

FOR SALE

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Florida Network Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Florida Network Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Florida Network Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Florida Network Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Florida Network Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Florida Network Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
FLOOR PLANS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
ADDITIONAL PHOTOS	10
ADDITIONAL PHOTOS	11
REGIONAL MAP	12
RETAILER MAP	13

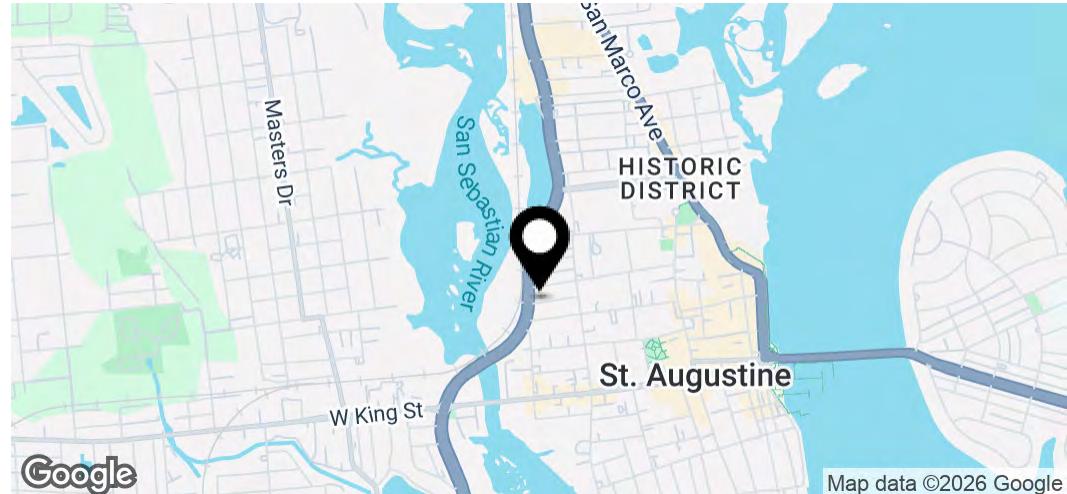
Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Executive Summary

FOR SALE



Offering Summary

Price	\$635,000
Price / GSF	\$391.49
GSF	1,622 SF
RSF	0 SF
Parking Spaces / Ratio	null / null
# of Floors	1
Site Size	1,651 SF
Year Built	1910

Property Overview

CM-2-zoned, freestanding ±1,600 SF 1910 historic cottage in the heart of downtown St. Augustine—steps to King St and Flagler College. Welcoming front porch, reception, multiple private offices, conference/flex rooms, kitchenette, private restroom, and on-site parking on a ±0.18-acre lot. Thoughtfully adapted for professional use while preserving character. System updates include roof 2022 and HVAC 2018–2022. Walkable to courthouse, dining, lodging, and services; ideal for owner-user professional office or boutique service retail (buyer to verify use). Historic Area CRA; Flood Zone AE. Elevation certificates and boundary survey available. Easy to show by appointment.

Property Highlights

- ±1,622 SF historic office building (built 1910)
- Prime Downtown St. Augustine / Historic District address
- Walkable to St. George Street, Flagler College, and key amenities

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
View Website

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Property Description

FOR SALE



Property Description

CM-2-zoned, freestanding $\pm 1,600$ SF 1910 historic cottage in the heart of downtown St. Augustine—steps to King St and Flagler College. Welcoming front porch, reception, multiple private offices, conference/flex rooms, kitchenette, private restroom, and on-site parking on a ± 0.18 -acre lot. Thoughtfully adapted for professional use while preserving character. System updates include roof 2022 and HVAC 2018–2022. Walkable to courthouse, dining, lodging, and services; ideal for owner-user professional office or boutique service retail (buyer to verify use). Historic Area CRA; Flood Zone AE. Elevation certificates and boundary survey available. Easy to show by appointment.

Location Description

77 Saragossa Street is positioned in Downtown St. Augustine's Historic District, steps from St. George Street and Flagler College. The location benefits from constant daily activity, strong nearby retail/restaurant amenities, and excellent visibility within the urban core. Easy access to US-1 and SR-312 provides quick connectivity throughout St. Johns County and to I-95.

Site Description

Rare small-format office ownership opportunity in Downtown St. Augustine. The property is well-positioned for owner-users or investors seeking a walkable, high-demand Historic District location.

Parking Description

Downtown on-street parking and nearby public parking options typical to the Historic District.

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@florianetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Complete Highlights

FOR SALE



Building Information

Building Class	C
Number of Floors	1
Year Built	1910
Free Standing	Yes
Number of Buildings	1

Property Highlights

- ±1,622 SF historic office building (built 1910)
- Prime Downtown St. Augustine / Historic District address
- Walkable to St. George Street, Flagler College, and key amenities
- CM-2 zoning (buyer to verify permitted uses)
- Strong long-term demand drivers in the urban core
- Convenient access to US-1 / SR-312 and I-95
- Showings by appointment

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Floor Plans

FOR SALE



TOTAL: 1480 sq. ft

FLOOR 1: 1480 sq. ft

EXCLUDED AREAS: WALLS: 96 sq. ft

©2018 BHHS. CREATED BY CLOUD9. AREA MEASUREMENTS ARE APPROXIMATE AND HIGHLY VARIABLE. NOT DRAWN TO SCALE.

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
View Website

**BERKSHIRE
HATHAWAY**
HOMES SERVICES | FLORIDA NETWORK
REALTY

Additional Photos

FOR SALE



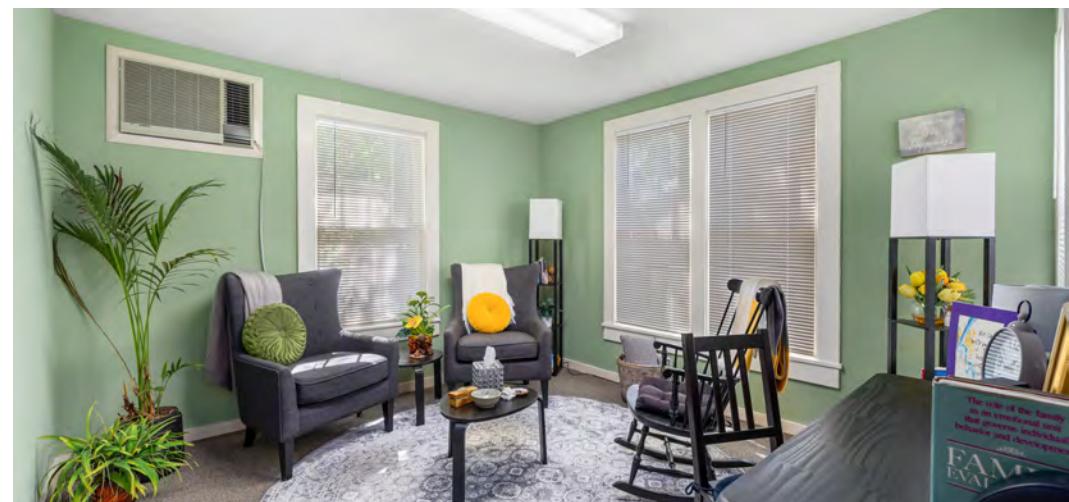
Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@florianetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Additional Photos

FOR SALE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES

FLORIDA NETWORK
REALTY

Additional Photos

FOR SALE



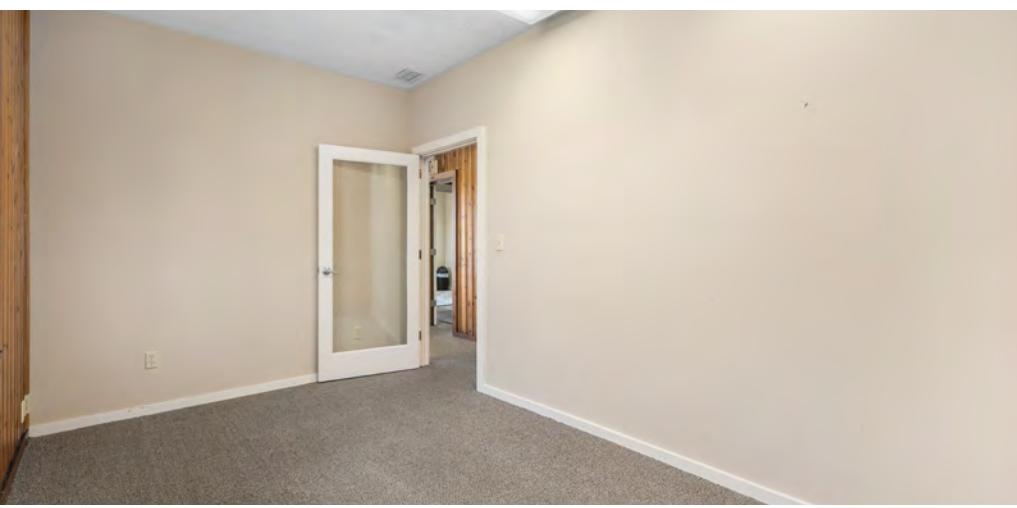
Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@florianetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Additional Photos

FOR SALE



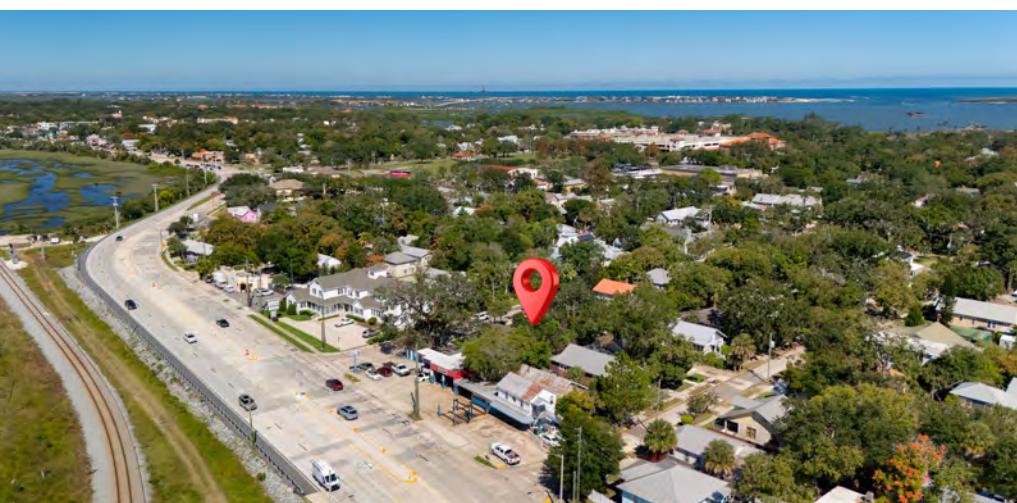
Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@florianetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Additional Photos

FOR SALE



Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@florianetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Regional Map

FOR SALE



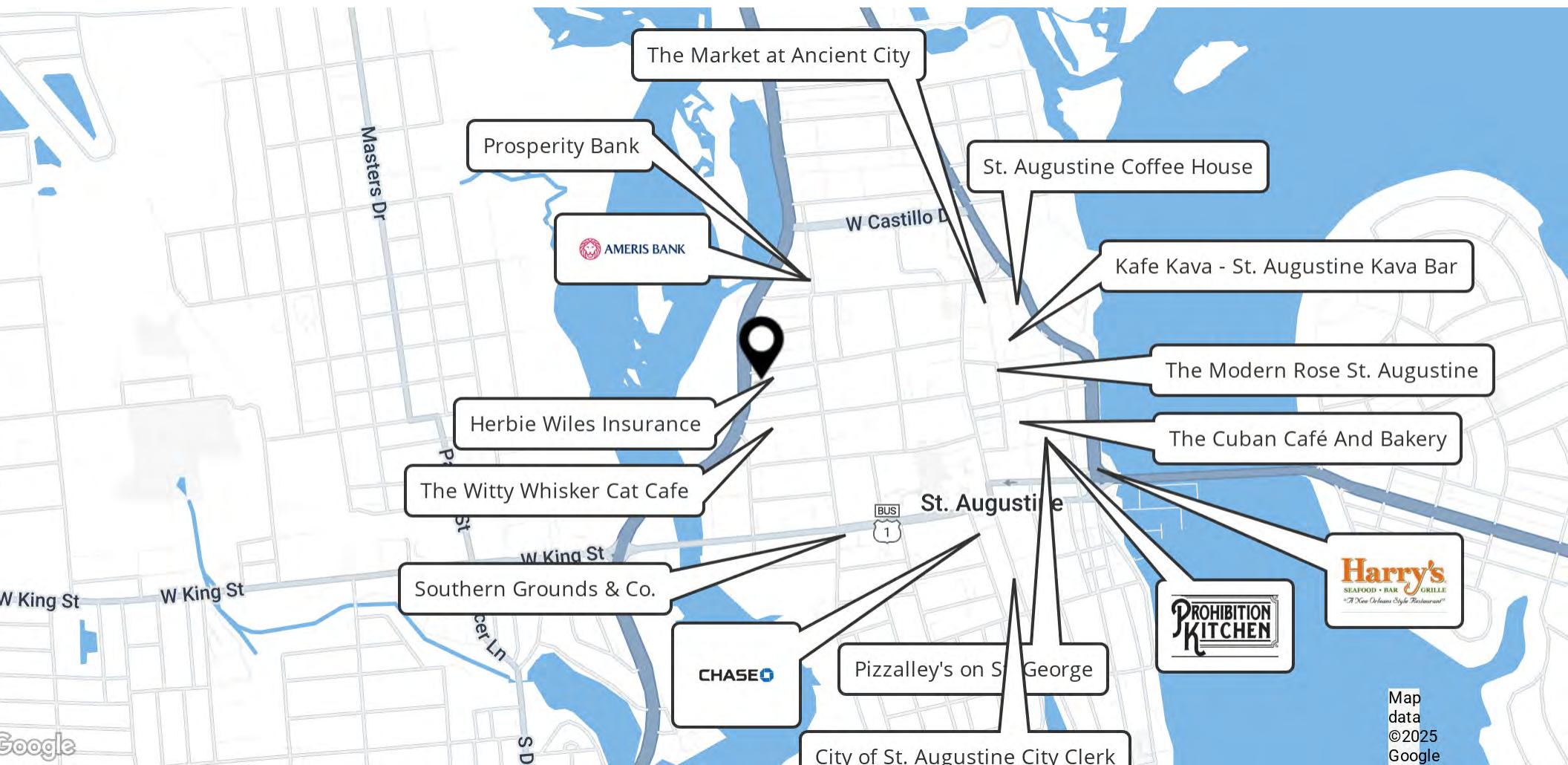
Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Retailer Map

FOR SALE



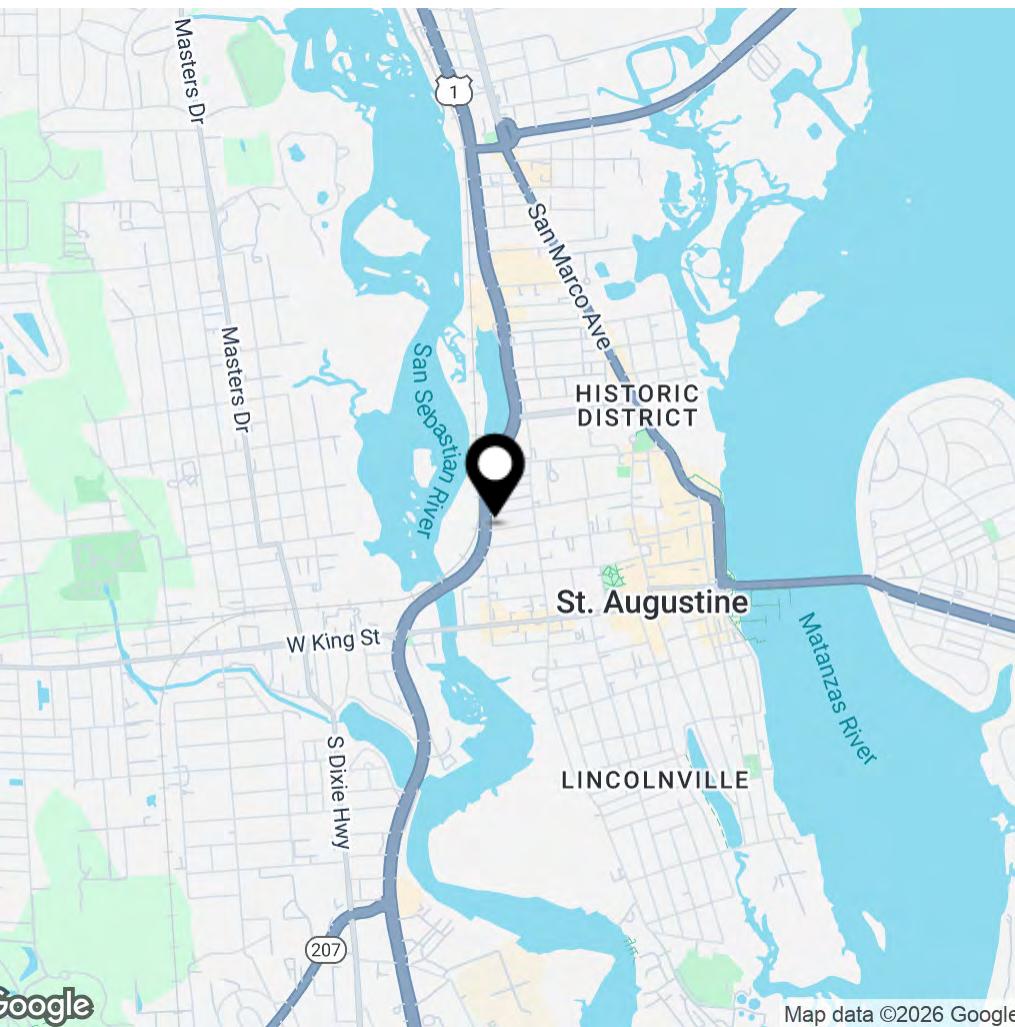
Matthew Adams
Senior Commercial Advisor, MSRED
904.466.6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
View Website

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Historic Downtown St. Augustine

FOR SALE



Location Description

77 Saragossa Street is positioned in Downtown St. Augustine's Historic District, steps from St. George Street and Flagler College. The location benefits from constant daily activity, strong nearby retail/restaurant amenities, and excellent visibility within the urban core. Easy access to US-1 and SR-312 provides quick connectivity throughout St. Johns County and to I-95.

Location Details

Market	Jacksonville
Sub Market	St. Augustine
County	St. Johns
Cross Streets	Saragossa St between Riberia Street & US-1
Street Parking	Yes
Road Type	Paved
Nearest Highway	US-1 / SR-312 / I-95
Nearest Airport	Jacksonville International Airport (JAX)

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
HOMES SERVICES | FLORIDA NETWORK
REALTY

Demographics Map & Report

FOR SALE

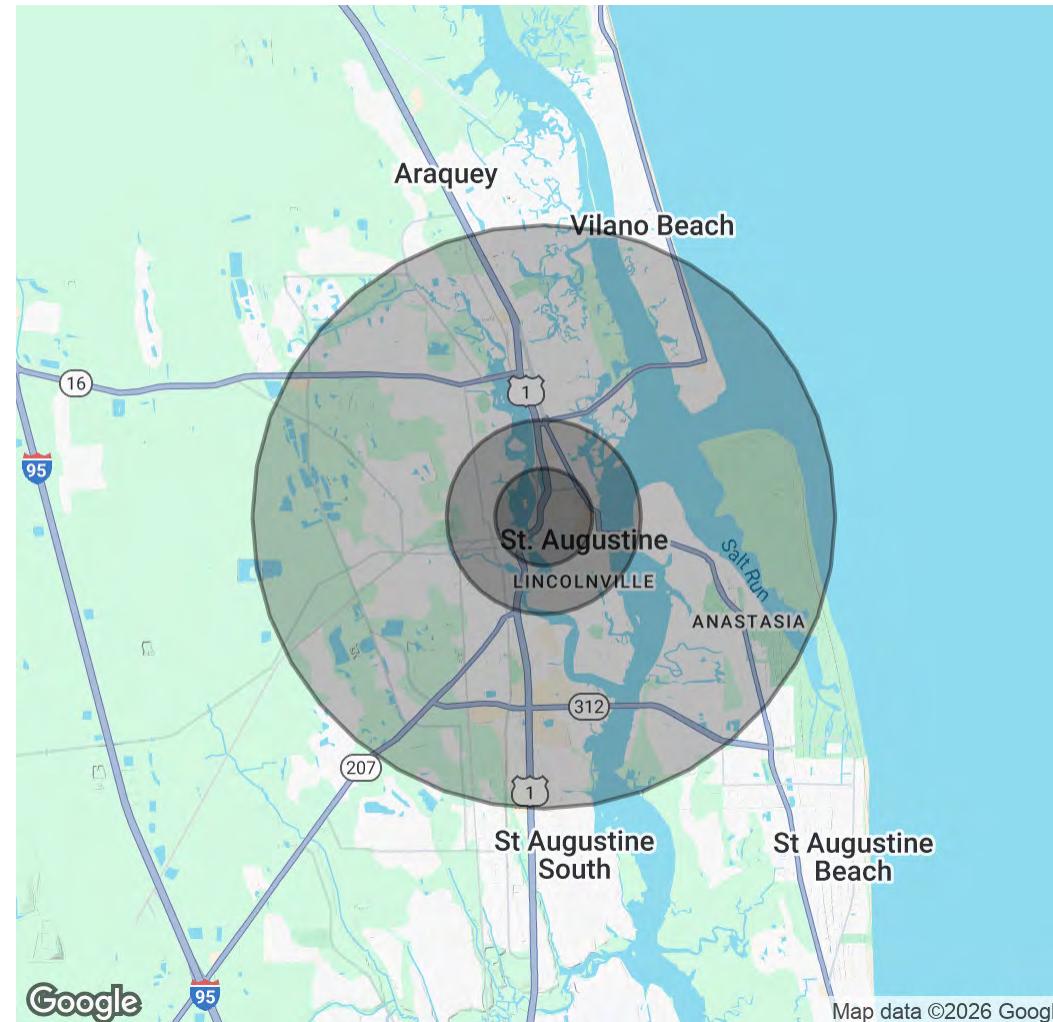
Population	0.5 Miles	1 Mile	3 Miles
Total Population	2,041	6,676	35,339
Average Age	39	44	45
Average Age (Male)	40	43	44
Average Age (Female)	38	44	46

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	729	2,771	15,391
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$145,831	\$101,671	\$93,675
Average House Value	\$523,367	\$474,719	\$421,649

Traffic Counts

Saragossa St between Riberia Street & US-1 /day

Demographics data derived from AlphaMap



Matthew Adams
 Senior Commercial Advisor, MSRED
 904 466 6539
 matthew.adams@floridanetworkrealty.com

Berkshire Hathaway HomeServices
 Florida Network Realty
 196 Capulet Dr. Ste. 3
 Saint Augustine, FL 32092
 904.471.6906
[View Website](#)

BERKSHIRE
HATHAWAY
 HOMES SERVICES | FLORIDA NETWORK
 REALTY

Senior Commercial Advisor, MSRED

FOR SALE



Matthew Adams

Senior Commercial Advisor, MSRED

matthew.adams@florianetworkrealty.com

Direct: **904.466.6539** | Cell: **904.466.6539**

Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906

Matthew Adams
Senior Commercial Advisor, MSRED
904 466 6539
matthew.adams@florianetworkrealty.com

Berkshire Hathaway HomeServices
Florida Network Realty
196 Capulet Dr. Ste. 3
Saint Augustine, FL 32092
904.471.6906
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMES SERVICES | FLORIDA NETWORK
REALTY