

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY

Historic St. Augustine Downtown Office

77 Saragossa St, Saint Augustine, FL 32084

Exclusively Represented By:

Matthew Adams

Senior Commercial Advisor, MSRED

904 466 6539

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OFFERING MEMORANDUM

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FOR SALE

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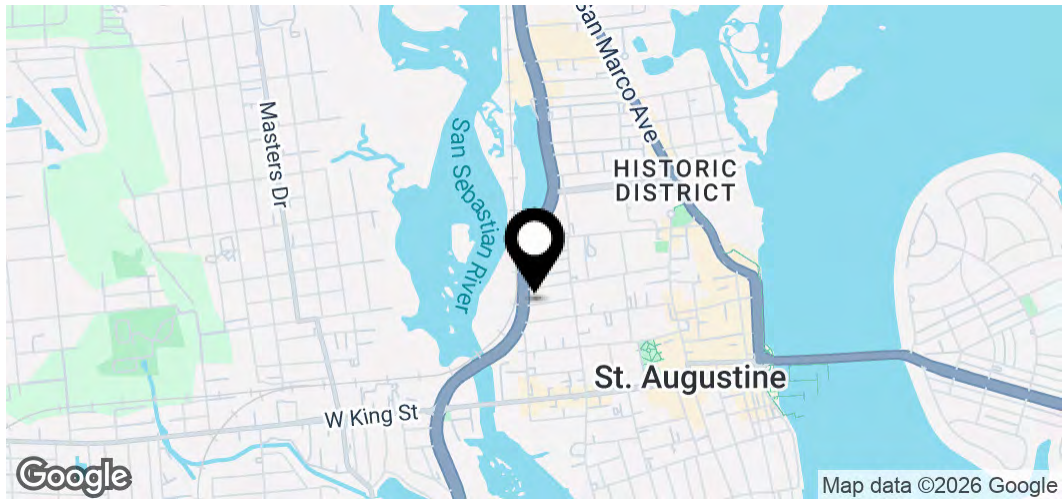
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Executive Summary

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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

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Property Description

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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.

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Complete Highlights

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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

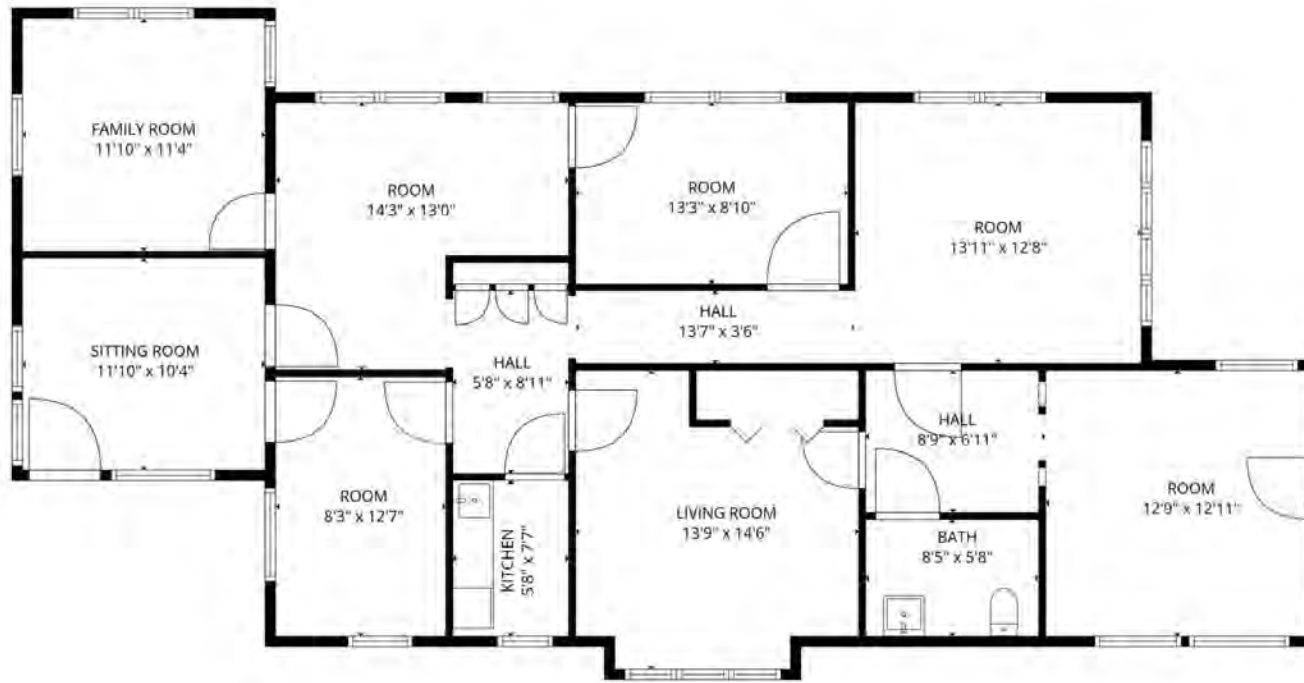
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Floor Plans

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TOTAL: 1480 sq. ft
FLOOR 1: 1480 sq. ft
EXCLUDED AREAS: WALLS: 96 sq. ft

FLOOR PLAN CREATED BY CURIOUS AIRE. MEASUREMENTS EXAMINED VISUALLY. SQUARE FOOTAGE NOT GUARANTEED.

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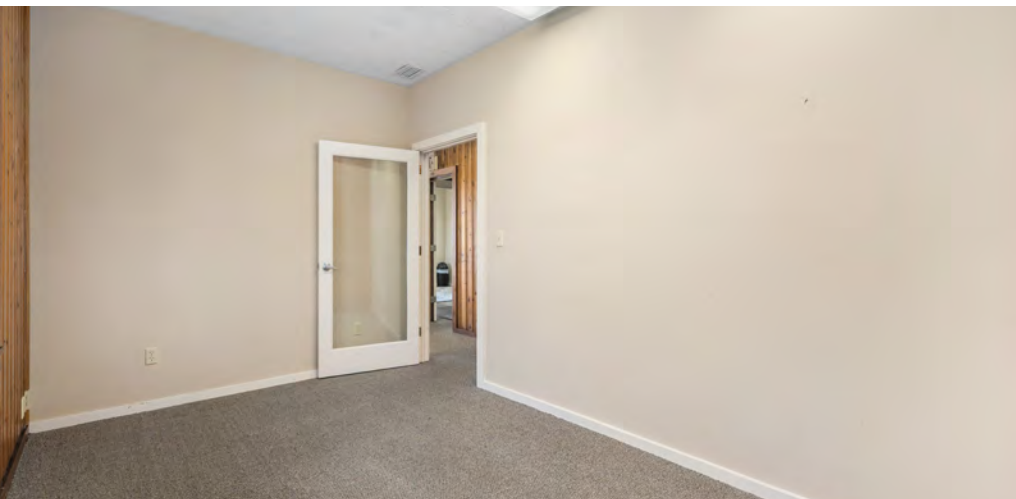
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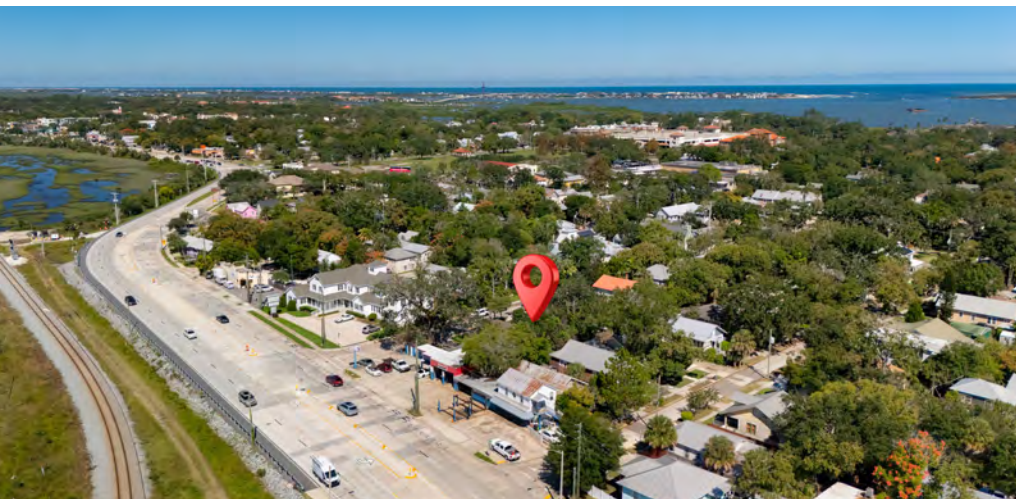
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Regional Map

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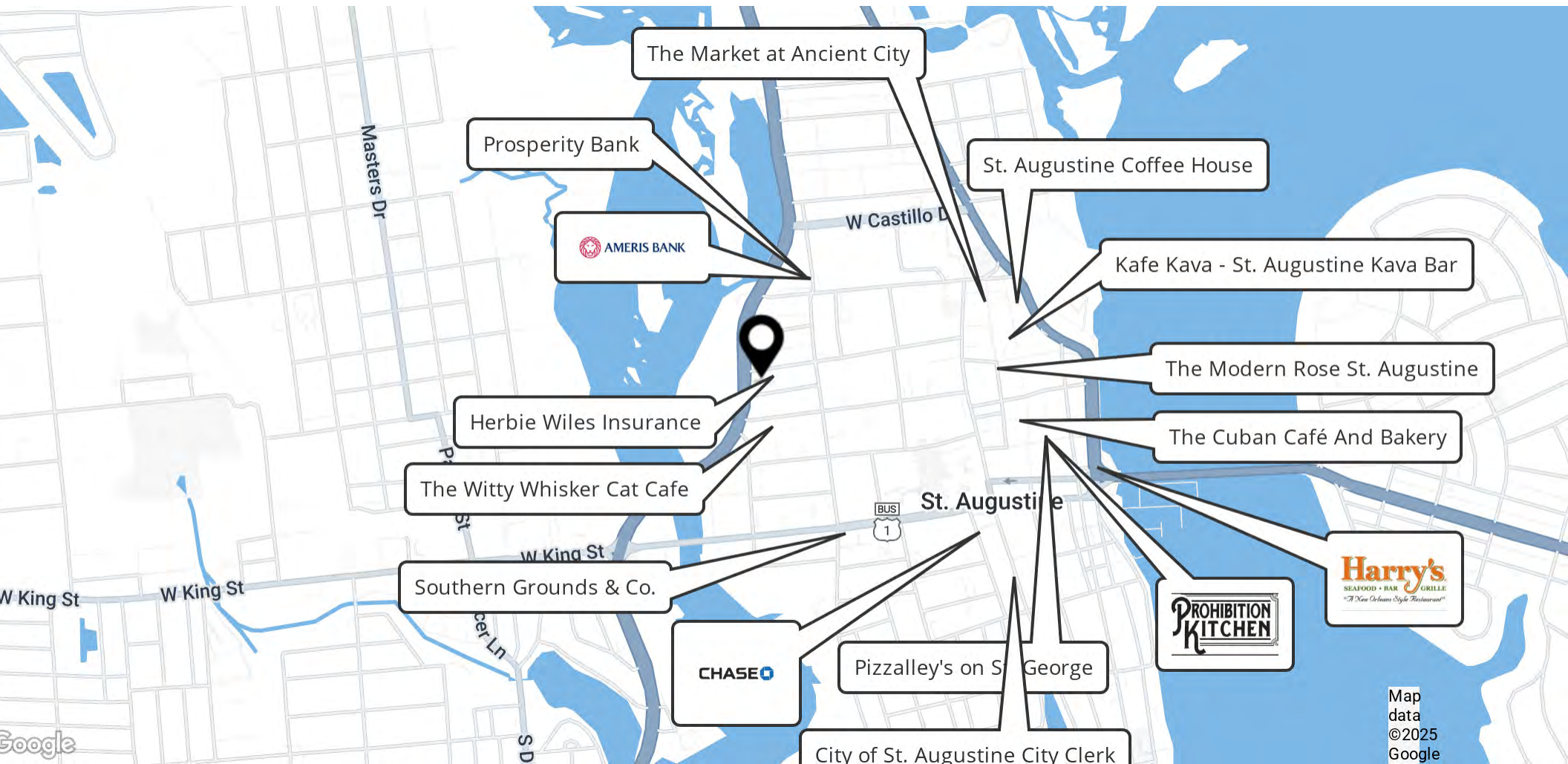
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Retailer Map

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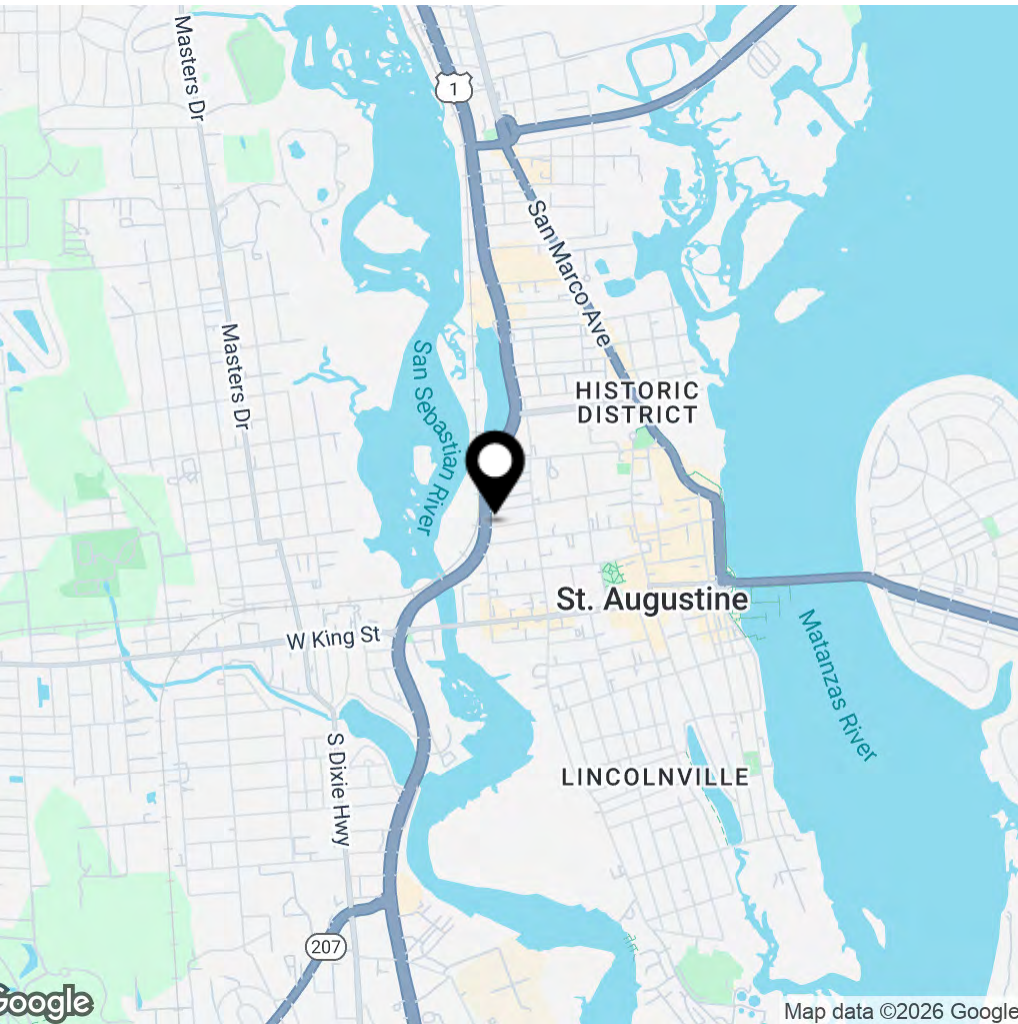
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Location Description

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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)

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Demographics Map & Report

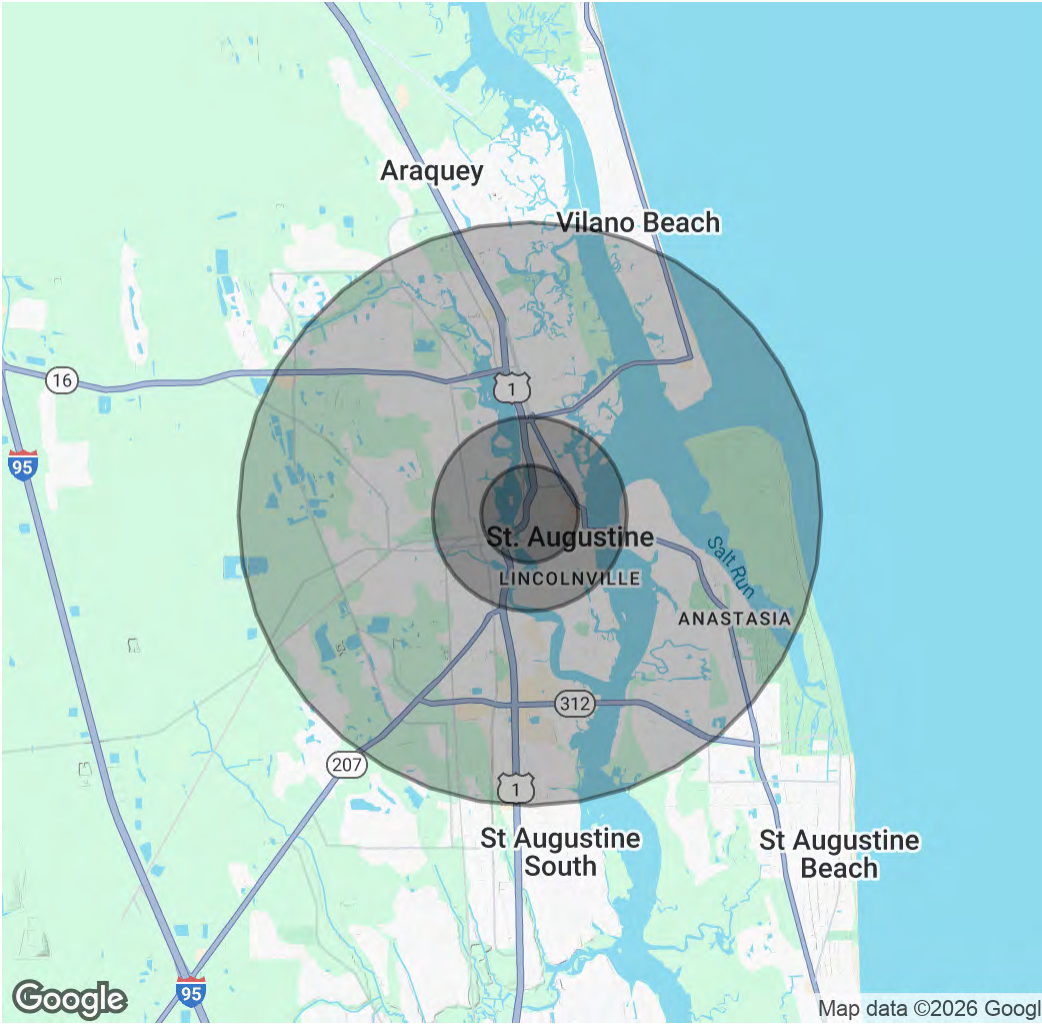
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	2,041	6,676	35,339
Average Age	39	44	45
Average Age (Male)	40	43	44
Average Age (Female)	38	44	46

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



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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

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