

DOWNTOWN MULTI-UNIT INVESTMENT OPPORTUNITY



Listing Price: \$2,925,000

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GE GREAT EXPECTATIONS REALTY
We can sell Your Home or Business & Everything in it!

Location Overview:

In historic St. Augustine this three-unit commercial property offers prime visibility and high foot traffic. Close to major attractions and a vibrant commercial area, it's ideal for residential investment, short term rentals, retail, office or restaurant establishments.

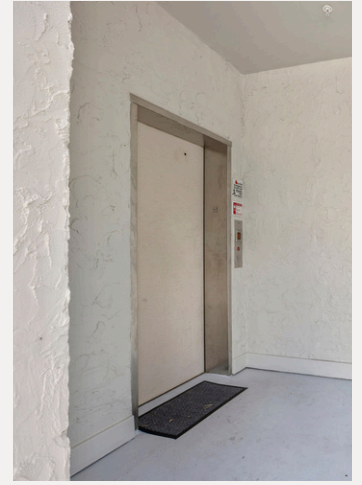
92 Washington Street,
Saint Augustine, FL. 32084

www.gerealty.us



PROPERTY OVERVIEW

**92 WASHINGTON STREET,
SAINT AUGUSTINE, FL. 32084**



The property at 92 Washington St. boasts 6,900+/- sq. ft. of flexible space currently set up as three separate condominiums. Each floor offers endless possibilities, allowing you to rent them as is or to potentially transform them into restaurants, retail spaces, offices, or a combination of uses. With its historic designation and unique architectural features, this property exudes character and charm.

The property features an elevator and a front grand staircase, providing easy access to all floors. Between the third floor and the expansive rooftop deck, there is a finished attic space for storage. The rooftop deck offers breathtaking views of the city, while balconies on the second and third-floor units provide additional outdoor space. Unit 1 spans 1,707 sq ft and includes three bedrooms, two bathrooms, a utility room, and an office. Unit 2, at 2,064 sq ft, is designed as an artist studio with a stage and includes three bedrooms and three bathrooms. Unit 3 offers 2,132 sq ft of living space with three bedrooms and two bathrooms.

Situated in a prime location, you're in the heart of downtown St. Augustine, surrounded by cultural landmarks, dining, shopping, and more. The third floor offers stunning views of the city, perfect for a creative studio or exclusive office space. The CL-1 zoning provides numerous development opportunities, allowing for a variety of commercial uses. Additionally, the property includes space for 9 parking spots, a rare find in downtown locations.

HISTORY:

92 WASHINGTON STREET,
SAINT AUGUSTINE, FL. 32084

RAY CHARLES "THE FATHER OF SOUL"

1930 - 'The Genius' is born

1937 - Loses his sight to Glaucoma

1938 - Joins school for 'The Deaf and Blind'

1946 - Mother passes

1949 - First Single 'Confession Blues'

1954 - 'I Got a Woman' achieves 1st place in the R&B Charts

1960 - Wins Grammys with 'Georgia on My Mind' and 'Hit the Road, Jack'

1967 - 'Crying Time' Wins two Grammys

1980 - Stars in 'Blues Brothers'

1986 - Inducted into the Rock & Roll Hall of Fame

1987 - Grammys Lifetime Achievement Award

1994 - 12th Grammy of his Career

2004 - The World Loses a Music Icon

Lives in St. Aug. 1937-1945

Learns to read, write and arrange music in Braille
Learns to play piano, organ, sax, clarinet and trumpet.

Performs at 92 Washington's Odd Fellows Lodge multiple times.
Actual piano now sits at Lincolnville Museum nearby.

Ain't Misbehavin' at 92 Washington St.

Ray Charles is remembered in St. Augustine for his unique and enduring contribution to the world of music. He was a pioneer and a legend, a man who broke down barriers and opened doors for others. His music, his spirit, and his life are a testament to the power of the human spirit. He was a man who lived his life to the fullest, and he died a hero.

Published on July, 2014 on VisitStAug.com

92 Washington Today (2nd Floor Stage)



Welcome to this historic, one-of-a-kind commercial property in the heart of downtown St. Augustine's vibrant Lincolnville neighborhood. Built in 1908, this three-story building has a rich history as a community meeting place, having hosted events from high school proms to legendary performances by musical icons such as Ray Charles and Little Richard.

Originally dedicated to the Odd Fellows Hall on the upper floors and a furniture store on the ground level, this building has always been a cornerstone of the community. The potential for new businesses to thrive in this historic setting is immense. Whether you envision a boutique hotel, an art gallery, a mixed-use development, or maintaining the current condominium setup, the possibilities for this property are limited only by your imagination.



UNIT 1:

92 WASHINGTON STREET,
SAINT AUGUSTINE, FL. 32084



ABOUT:

Explore the unique potential of this 1,707 sq. ft. commercially zoned condo, blending residential comfort with business versatility. Featuring 3 bedrooms, 2 bathrooms, a dedicated office, and a utility room, it is perfect for a variety of uses.

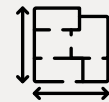
PROPERTY FEATURES:



3 Bedroom



2 Bathroom



1,707 Sq Ft



Utility Room



Office

UNIT 2:

92 WASHINGTON STREET,
SAINT AUGUSTINE, FL. 32084



ABOUT:

Unlock the potential of this 2,064 sq. ft. commercially zoned property, seamlessly integrating residential and professional elements. This versatile space features 3 bedrooms, 3 bathrooms, an elevator or grand staircase for convenience, in-unit laundry, and a unique stage area. It is ideal for creative businesses, live-work scenarios, or boutique offices.

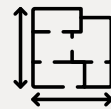
PROPERTY FEATURES:



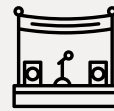
3 Bedroom



3 Bathroom



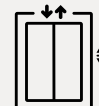
2,064 Sq Ft



Stage



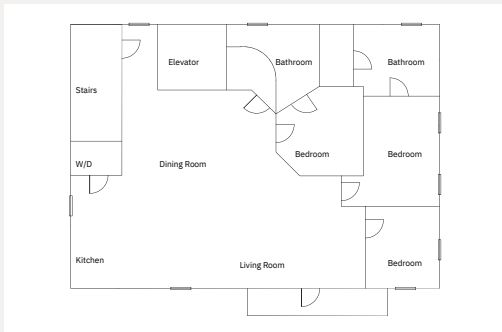
Laundry Room



Elevator

UNIT 3:

92 WASHINGTON STREET,
SAINT AUGUSTINE, FL. 32084



ABOUT:

Discover the versatility of this 2,132 sq. ft. commercially zoned property, featuring 3 bedrooms, 2 bathrooms, and an elevator. Modern amenities and a flexible layout make it an ideal choice for those seeking a dynamic environment for both personal and commercial endeavors. This unit is connected to the roof-top deck.

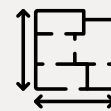
PROPERTY FEATURES:



3 Bedroom



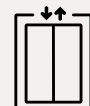
2 Bathroom



2,132 Sq Ft



Rooftop Access



Elevator

ROOF

92 WASHINGTON STREET,
SAINT AUGUSTINE, FL. 32084



ABOUT:

From unit 3 take the spiral staircase to the roof top. Enjoy the beautiful views or historical St Augustine and the St Johns River. The roof deck features a full railing and a built in sunshade and storage unit.

Between the 3rd floor and the roof is a large finished attic storage space.

PROPERTY FEATURES:



Water views



Sunshade



City views



Spiral Staircase



Finished Attic
Storage

PARKING

92 Washington Street
Saint Augustine, FL. 32084



Two lots are included in this property:

Lot 1, Parcel # 2080700003:

- Zoning: Low-intensity commercial CL-1.
- Features: 3 Story, 3 unit condo building with roof deck.

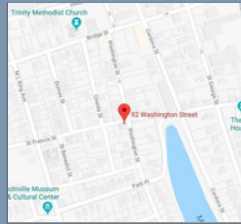


Lot 2, Parcel # 2080700002:

- Zoning: Residential Single Family RS-2.
- Suitable for tenant and customer parking. This lot is adjacent to the building.

SURVEY:

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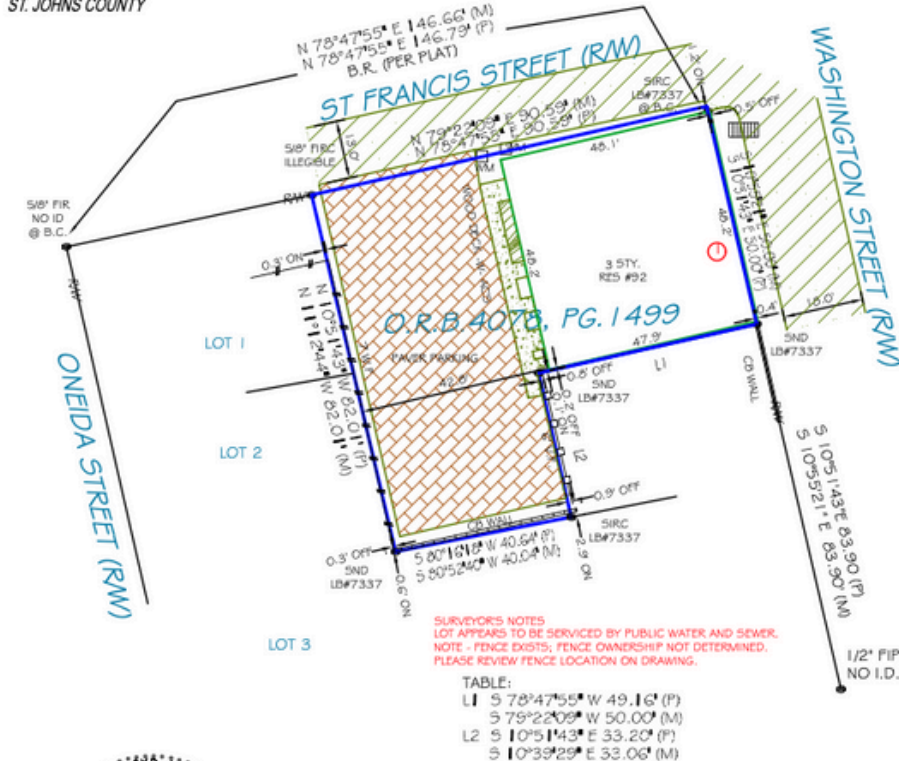


PROPERTY ADDRESS: 92 WASHINGTON STREET, ST AUGUSTINE, FLORIDA 32084

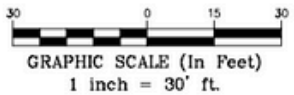
SURVEY NUMBER: FL1808.0170

FIELD WORK DATE: 8/7/2018 REVISION DATE(S): (REV.1 8/8/2018)

18080170
BOUNDARY SURVEY
ST. JOHNS COUNTY



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers, Chapter 53-17 of the Florida Administrative Code.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 9). THIS PROPERTY WAS FOUND IN THE CITY OF ST. AUGUSTINE, COMMUNITY NUMBER 125145, DATED 09/02/04.

POINTS OF INTEREST:
1. BUILDING OVER PROPERTY LINE

CLIENT NUMBER: _____ DATE: 08/08/18

BUYER: 92 WASHINGTON LLC

SELLER: EDWARD AND SHARON SCHROEDER

CERTIFIED TO: 92 WASHINGTON LLC; PONTE VEDRA TITLE, HATHAWAY & REYNOLDS, PA; REUNION BANK

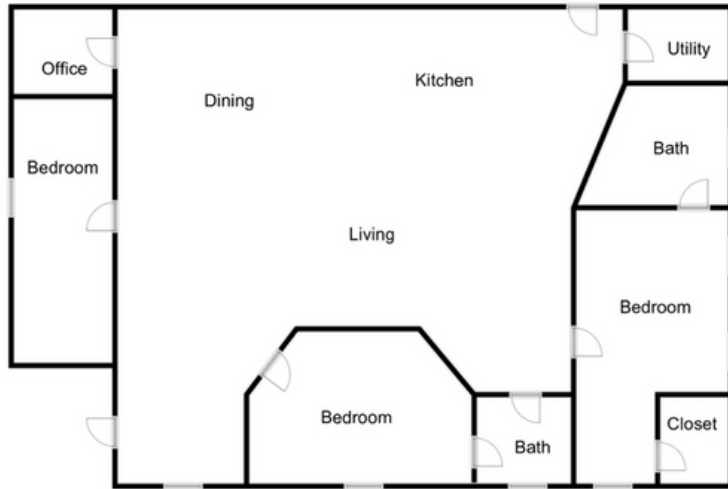
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Broker & Proprietress
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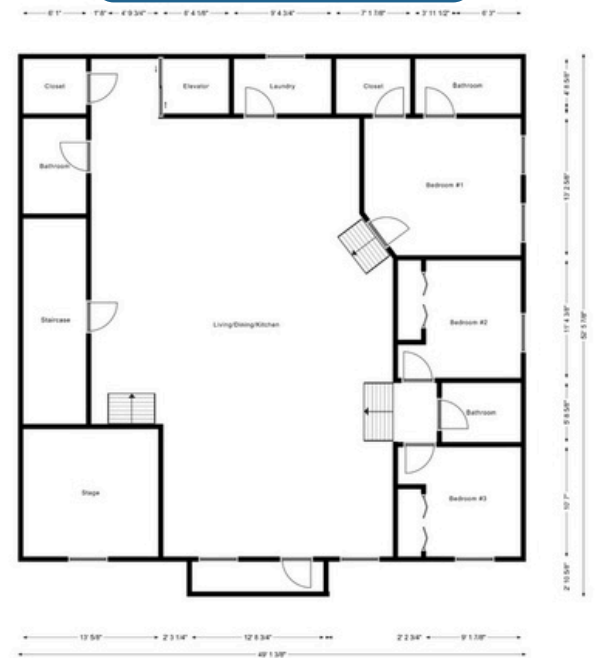


FLOOR PLANS:

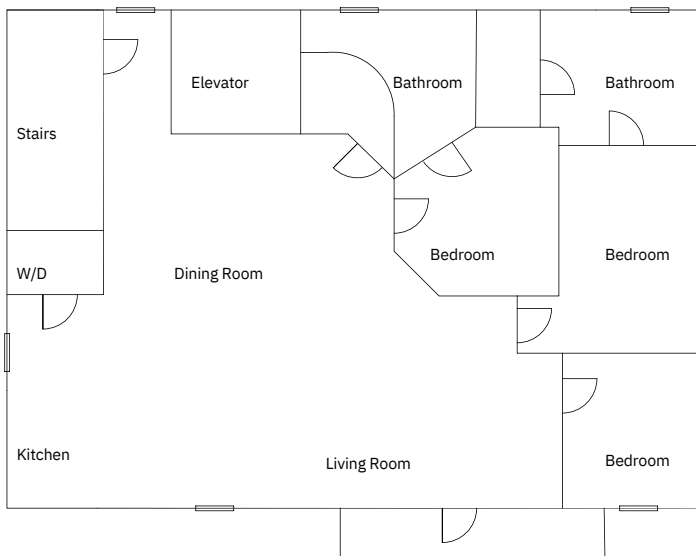
Unit 1 - 92 Washington

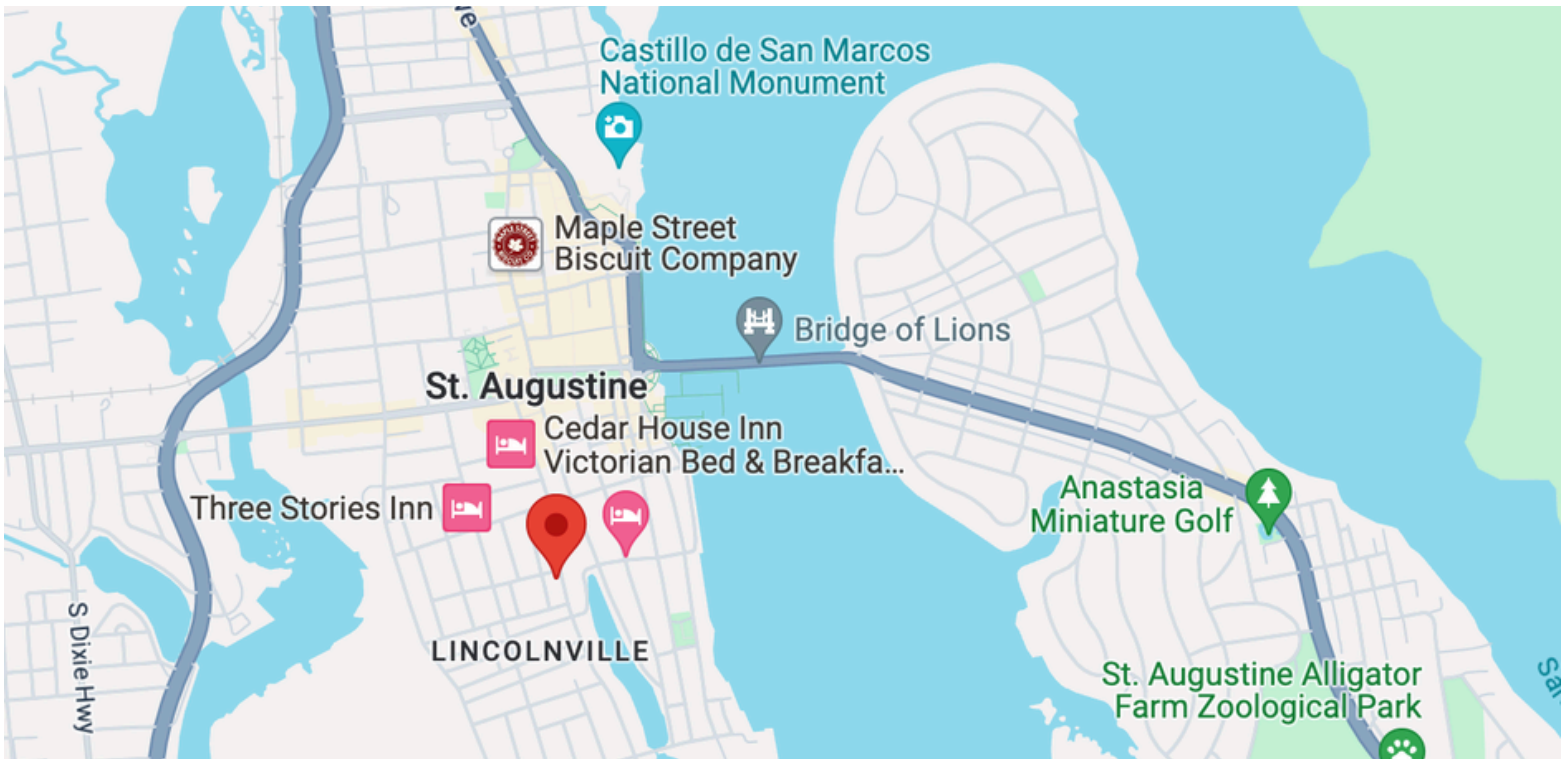


Unit 2 - 92 Washington

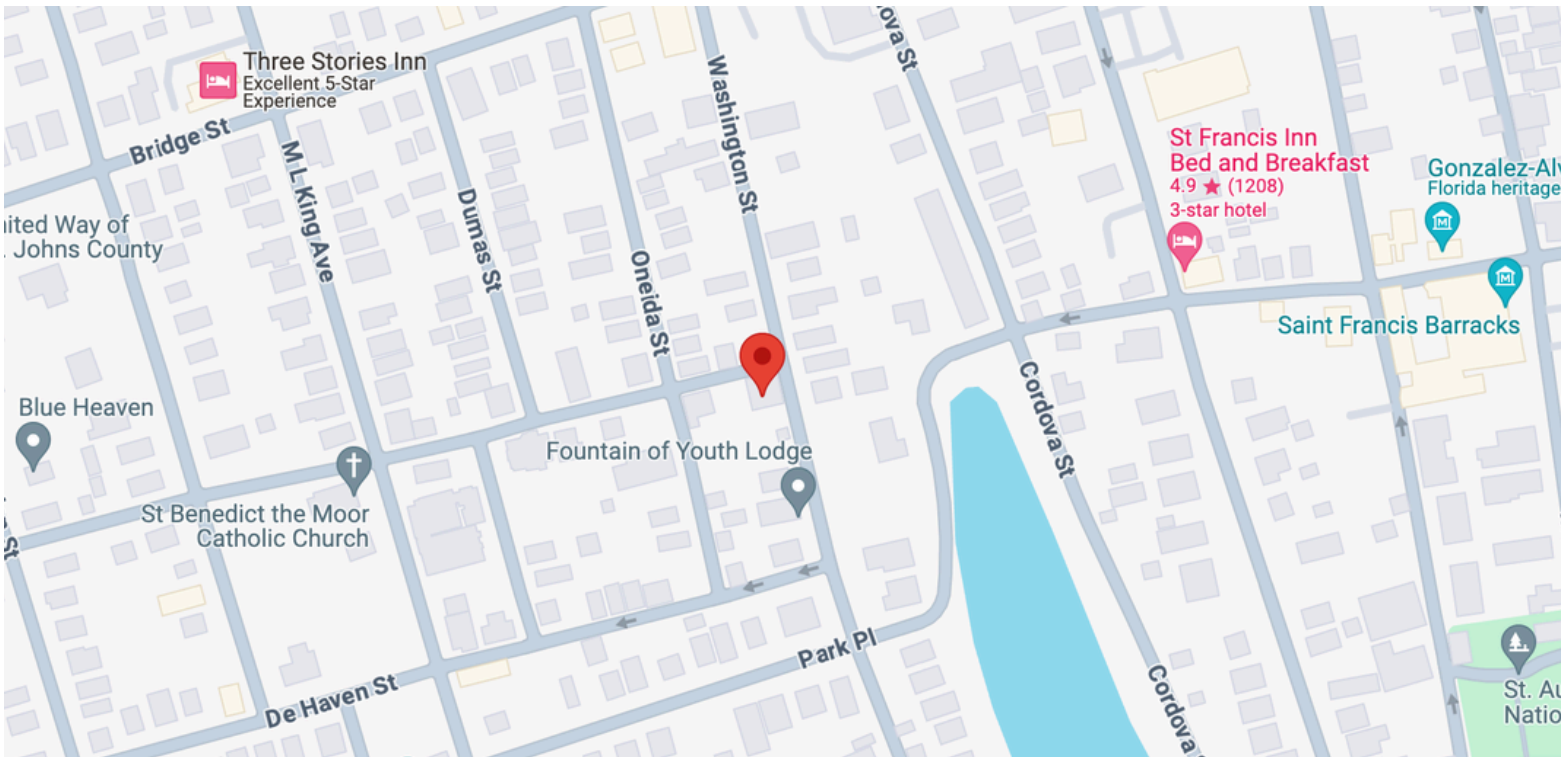


Unit 3 - 92 Washington





MAPS



ZONING:

Sec. 28-206. - Commercial low-one: CL-1.

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(1) *Permitted uses and structures:*

- a. Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or veterinarian); bookstore and newsstand; stationery and card shops; leather goods and luggage; jewelry (including repair but not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs); florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products.
- b. Service establishments such as hair salons, shoe repair shop, restaurant (up to one hundred (100) seats, but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities.
- c. Tourist homes and bed and breakfast inns.
- d. All types of professional and business offices.
- f.
- e. Churches (except temporary revival establishments).
Libraries and museums.
- g. Single-family dwellings as for RG-1 (section ~~28-163~~).
- h. Multiple-family housing.



St. Augustine, FL Code of Ordinances

i. Rooming and boarding houses.

j. Housing for the elderly.

k. Antique shops.

l. Stables, provided, however, that property shall have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other.

m. Tattoo parlor or studio.

n. The above uses are subject to the following limitations:

1. Sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage.

2. Products to be sold only at retail.

3. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise.

o. Home-based business.

p. Mobile food dispensing vehicle as per section 28-347(9).

(2) *Permitted accessory uses and structures:*

a. See section 28-348.

b. Parking lots complying with section 28-347(3).

(3) *Permissible uses by exception:* _____

a. Hotel/motel, maximum of thirty (30) units.

b. Plant nursery.

c. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.

d. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

e. Medical/dental clinic, intermediate care facility.

f. Uses and structures as for RG-1 (section 28-163).



St. Augustine, FL Code of Ordinances PG3

g. Indoor movie theatres.

h. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.

i. Building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.

j. Micropigmentation clinic.

k. Craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

(4) *Minimum lot requirements (area and width)*. None, except as needed to meet other requirements specified herein.

5: *Maximum lot coverage by all buildings*. Fifty (50) percent.

6: *Minimum yard requirements*. All uses, except single-family dwellings:

a. Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side. Ten (10) feet.

c. Rear. Ten (10) feet.

(7) *Maximum height of structures*. Thirty-five (35) feet.

(Code 1964, § 33-42; Ord. No. 91-10, § 1, 6-24-91; Ord. No. 91-22, § 1, 12-23-91; Ord. No. 91-30, § 1, 1-13-92; Ord. No. 97-09, § 1, 4-14-97; Ord. No. 03-17, § 4, 6-23-03; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 19-01, § 14, 1-28-19; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 2, 10-11-21; Ord. No. 22-07, § 1, 3-28-22; Ord. No. 23-16, § 3, 5-22-23)



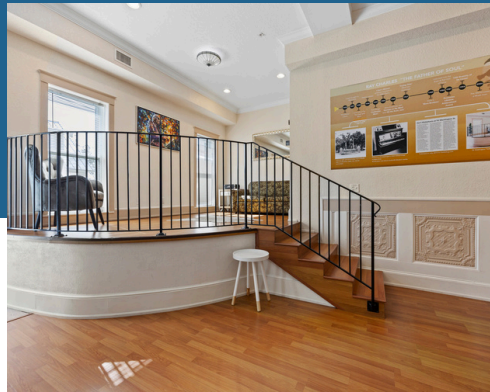
Location Summary:

Located at 92 Washington St in the historic heart of St. Augustine, this three-unit commercial property offers unparalleled advantages for businesses. Its prime location situates it within walking distance of key attractions, such as the Castillo de San Marcos and Flagler College, ensuring a steady flow of tourists and locals. The property benefits from high foot traffic, ample street visibility, and a charming architectural style that complements St. Augustine's rich cultural heritage. Additionally, the surrounding vibrant commercial and dining scene creates a dynamic environment that attracts a diverse customer base, making it an ideal spot for retail, office or restaurant use.

Unit 1:
3 beds, 2 baths.
1,707 Sq Ft
Current use: condo

Unit 2:
3 beds, 3 baths
2,064 sq ft
Current use: condo

Unit 3:
3 beds, 2 baths
2,132 sq ft
Current use: condo



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