

THE OLD POWDER HOUSE

ST. AUGUSTINE, FL

BED AND BREAKFAST FOR SALE



- **4,797 SQFT**
- **12 BR HISTORIC BED & BREAKFAST**
- **LOCATED IN CITY CENTER**



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38 CORDOVA ST, ST. AUGUSTINE, FL 32084

Property Highlights

- Located in the core of St. Augustine's Historic District
- Excellent ratings history on all major Booking websites
- 9 Bedroom/9-Bath Main Inn
- Separate 3 Bedroom/2-Bathroom Cottage
- 9 On-site Private Parking Spaces
- Strong ADR and NOI
- Turnkey B&B Opportunity in World Class Historic City

Offering Summary

Sale Price: \$3,275,000

Number of Rooms: 12

Main Inn Building Size: 3,748 SF

Cottage Building Size: 1,049 SF

NOI: \$278,419

Cap Rate: 8.5%

Zoning: RG-1

Acres: 0.25

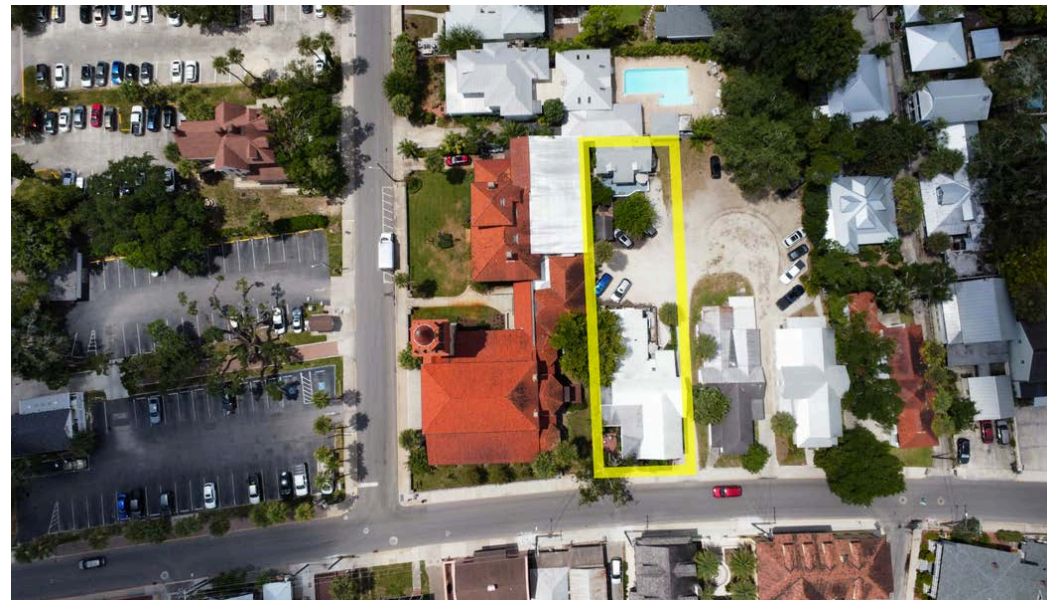
Main Inn



Cottage & Private Parking On Site



Property Aerial





Property Description

The Old Powder House Inn is an elegant Bed and Breakfast located in the historic heart of St. Augustine featuring a main 9-bedroom/9-bath Inn and a separate 3-bedroom/2-bathroom property. The main Inn has frontage on Cordova Street nestled among mature pecan trees and features nine spacious guest suites each with their own private bath. The separate 3-bedroom cottage boasts a fully stocked kitchen and its own private shaded deck. This is a rate find in the heart of the St. Augustine Historic District.

Location Description

The Old Powder House Inn is one of the very few B&Bs within the core “old city” district with on-site parking (9-spaces total). It’s also the closest one to the main walking artery of St. George Street (one block East) giving visitors very convenient access to historic sites such as Harry’s Seafood Restaurant, Castillo de San Marcos, Pirate & Treasure Museum, and countless shops & restaurants.

TRADE AREA



CASTILLO DE SAN MARCOS



The Old Powder House Inn



RIVER & FORT
RESTAURANT | ROOFTOP LOUNGE



HISTORIC ALA



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