

Saint Augustine, FL
(Jacksonville MSA)

The Record Building



MARKET FORCE
COMMERCIAL

For Sale

154 Cordova Street, St. Augustine, Florida 32084

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MARKET FORCE is pleased to present this exclusive opportunity to acquire the Historic St. Augustine Record Building at 154 Cordova Street in Historic Downtown St. Augustine. Formerly the Headquarters of the St. Augustine Record, the Oldest City's local newspaper, the site was converted into an apartment building in 2005 and now stands ready for a new user to reimagine the site.

Highlights:

- 18,705 Square Feet on .69 Acres
- On-Site Parking
- Largest Building and Parcel still available in Downtown St. Augustine.
- Possible Conversion Uses: Restaurant, Brewery/Distillery/Winery, Boutique Hotel, Condominiums, & More

Asking Price	\$8,750,000
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Offering Summary

Square Footage	18,705SF+-
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Acreage	.69+- ac
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Parking	38 Spaces
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Zoning	CL-2
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Year Built	1906
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Structure Type	Brick
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Scan with your
phone for
Marketing
Video:

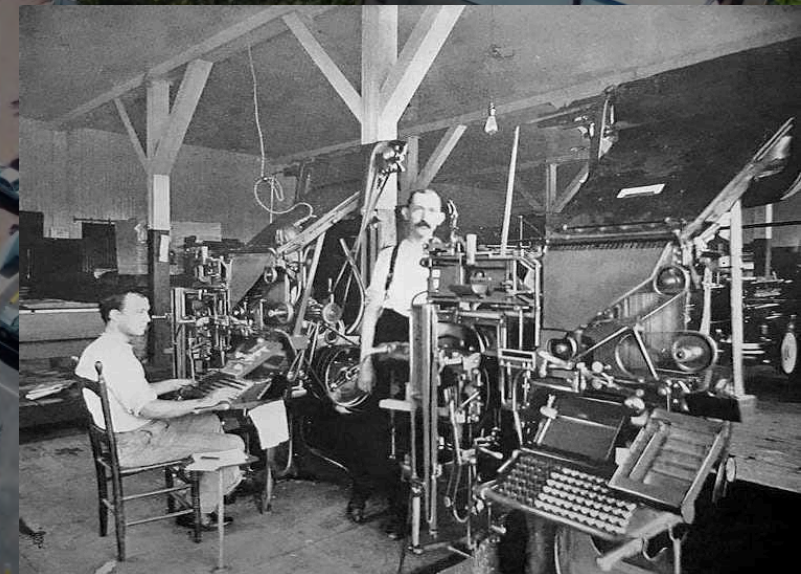


154 Cordova St | St. Augustine Florida



The St. Augustine Record Building, located at 154 Cordova Street, holds significant historical and cultural importance in St. Augustine, Florida. Constructed in 1906 and expanded in 1924, this Italian Renaissance Revival-style structure originally housed *The St. Augustine Record*, the city's leading newspaper for over a century. Designed by prominent architects Fred Henderich and F.A. Hollingsworth, the building exemplifies the era's architectural elegance, featuring stucco exteriors, barrel tile roofing, and decorative terracotta details. During its operation as a printing facility, the Record Building was central to the dissemination of local news, arts, and history. Under the leadership of Nina Hawkins—the first woman editor of a Florida daily newspaper unaffiliated with its ownership—the newspaper became a cultural pillar. Hawkins' advocacy for historic preservation and local arts left a lasting legacy, earning her recognition in the Florida Newspaper Hall of Fame and as a "Great Floridian."

Strategically located near historic landmarks such as the Alcazar Hotel and Flagler College, the Record Building now serves as a testament to St. Augustine's rich history and enduring architectural heritage. Following extensive renovations in 2005, the space was repurposed into loft apartments, blending its historic charm with modern functionality. The property now stands ready to embark on another exciting chapter in its storied history. Boasting CL-2 zoning, the most intensive zoning classification in Downtown St. Augustine, the site offers unparalleled flexibility for a wide range of uses. Whether envisioned as a vibrant mixed-use development, boutique retail space, upscale office suites, or an innovative hospitality concept, this historic gem provides a unique canvas to shape the future of St. Augustine's commercial landscape while honoring its rich past.



The property is currently zoned Commercial Low-2 in the City of St. Augustine. Commercial Low-2 is the most intensive zoning district within the Downtown Historic District and allows the vast majority of retail, hospitality, multifamily, as well as residential uses.

Allowable Uses

Winery/Distillery/Brewery

Restaurant

Tourist Attraction

Boutique Hotel

Condominium Conversion

Dormitory

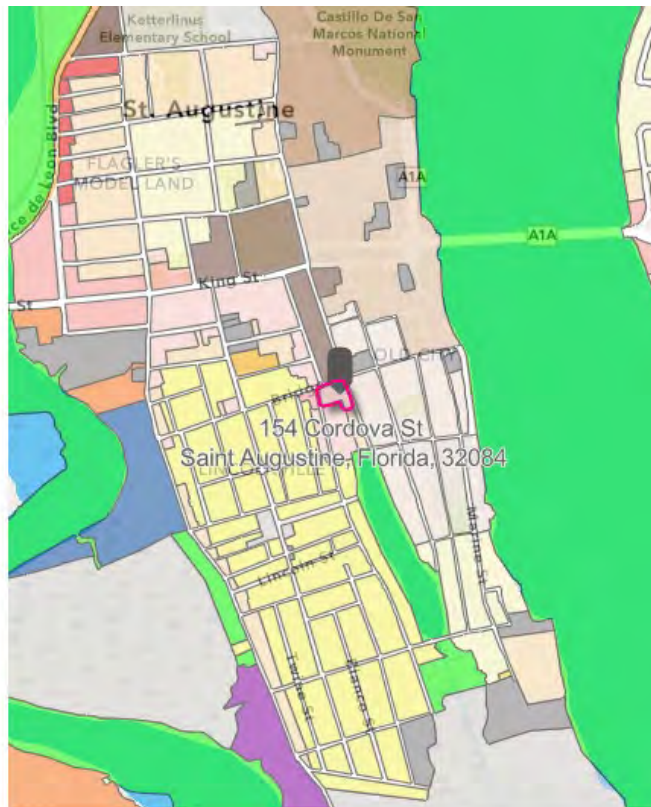
Non-Profit/Religious

Link to Zoning Code:



Zoning Districts

- Residential Single-Family One (RS-1)
- Residential Single-Family Two (RS-2)
- Residential Low-One (RL-1)
- Residential General One (RG-1)
- Residential General-Two (RG-2)
- Residential General Office (RGO)
- Residential General Office A (RGO-A)
- Open Land
- Historic Preservation (HP-1)
- Historic Preservation (HP-2)
- Historic Preservation (HP-3)
- Historic Preservation (HP-4)
- Historic Preservation (HP-5)
- Government Use
- Planned Unit Development (PUD)
- Abandoned PUD
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)



154 Cordova St | St. Augustine Florida

Property Photos



154 Cordova St | St. Augustine Florida

Property Photos



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Property Photos



154 Cordova St | St. Augustine Florida



CASA MONICA
RESORT & SPA

PROHIBITION KITCHEN

RIVER & FORT
RESTAURANT | ROOFTOP LOUNGE

Harry's
SEAFOOD • BAR GRILLE
"A New Orleans Style Restaurant"

Casa Reina

FLAGLER COLLEGE

The White Room

CITY OF ST. AUGUSTINE
EST. 1565

Ancient City
• BRUNCH BAR •

DOG ROSE BREWING CO
SAINT AUGUSTINE, FL

THE COLLECTOR
LUXURY INN & GARDENS

154 Cordova St

154 Cordova St | St. Augustine Florida



ST. AUGUSTINE
DISTILLERY Co.



San Sebastian Winery



FLAGLER
COLLEGE



CASA MONICA[®]
RESORT & SPA



la
Nouvelle



CITY OF
ST AUGUSTINE
EST. 1565

154 Cordova St



THE COLLECTOR
LUXURY INN & GARDENS

154 Cordova St | St. Augustine Florida



Downtown St. Augustine Parking Garage

PROHIBITION KITCHEN

FLAGLER COLLEGE

San Sebastian Winery

ST. AUGUSTINE DISTILLERY Co.

ST. AUGUSTINE FISH CAMP

la Nouvelle

DOG ROSE BREWING CO. SAINT AUGUSTINE, FL

RIVER & FORT RESTAURANT | ROOFTOP LOUNGE

Harry's SEAFOOD • BAR GRILLE "A New Orleans Style Restaurant"

Casa Reina

The White Room



CASA MONICA RESORT & SPA



THE COLLECTOR LUXURY INN & GARDENS

154 Cordova St

154 Cordova St | St. Augustine Florida



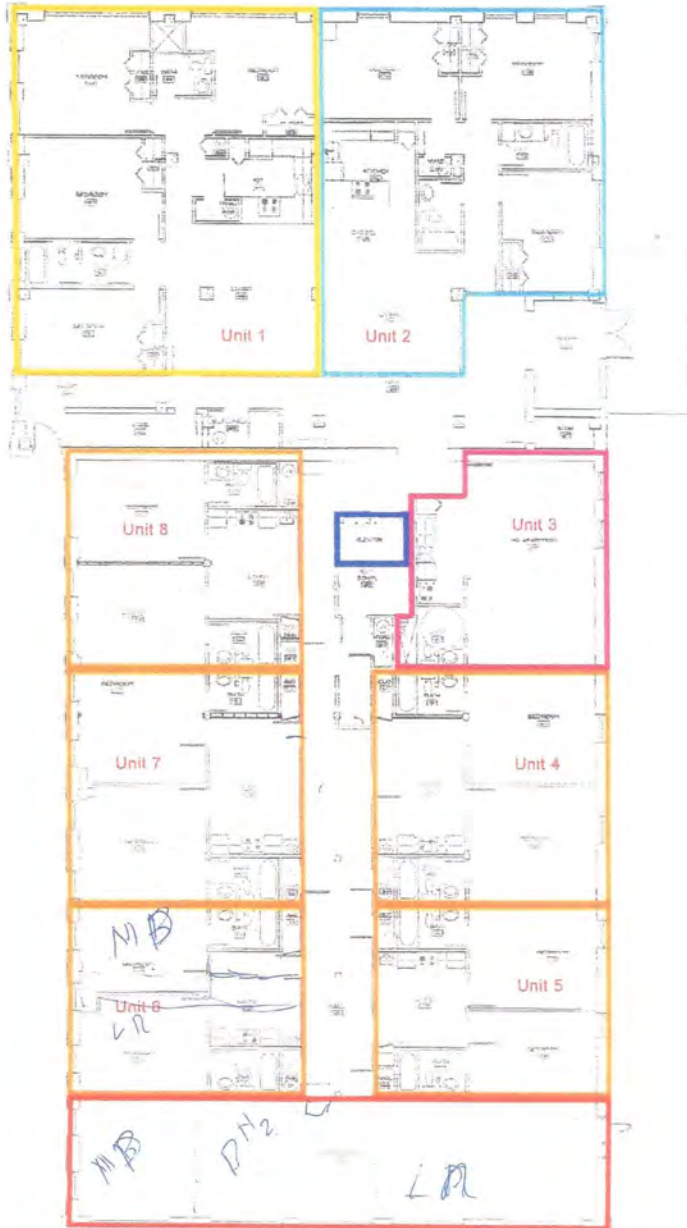
38+- Parking Spaces

Bridge Street

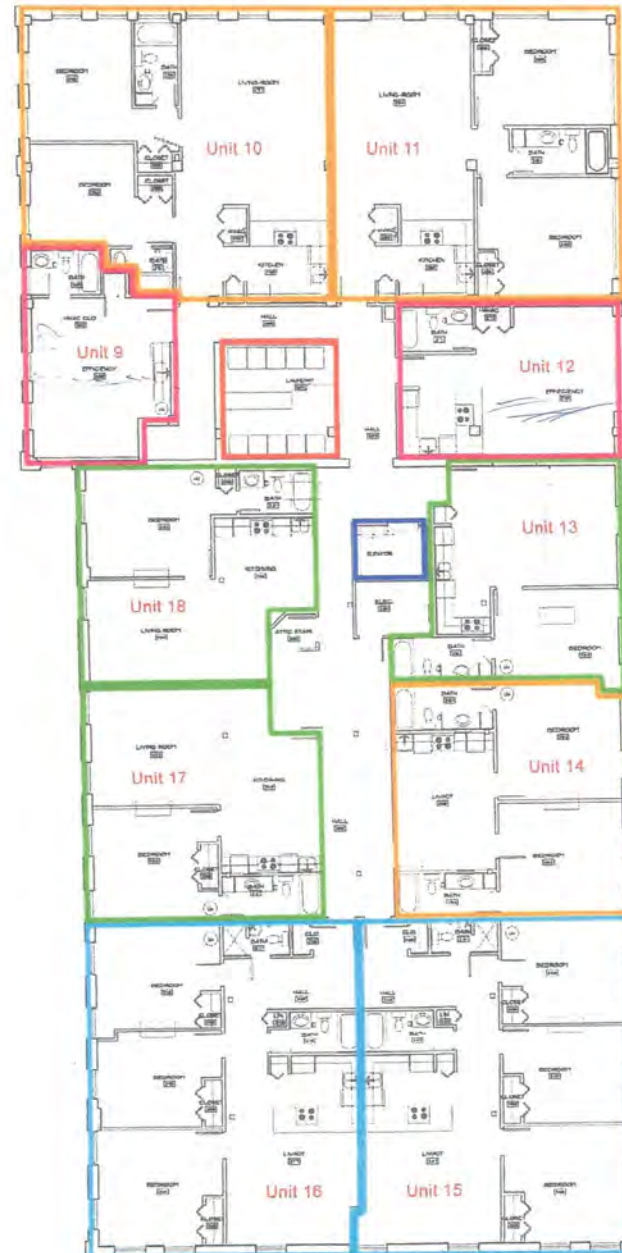
Cordova Street

Floor Plans

First Floor



Second Floor



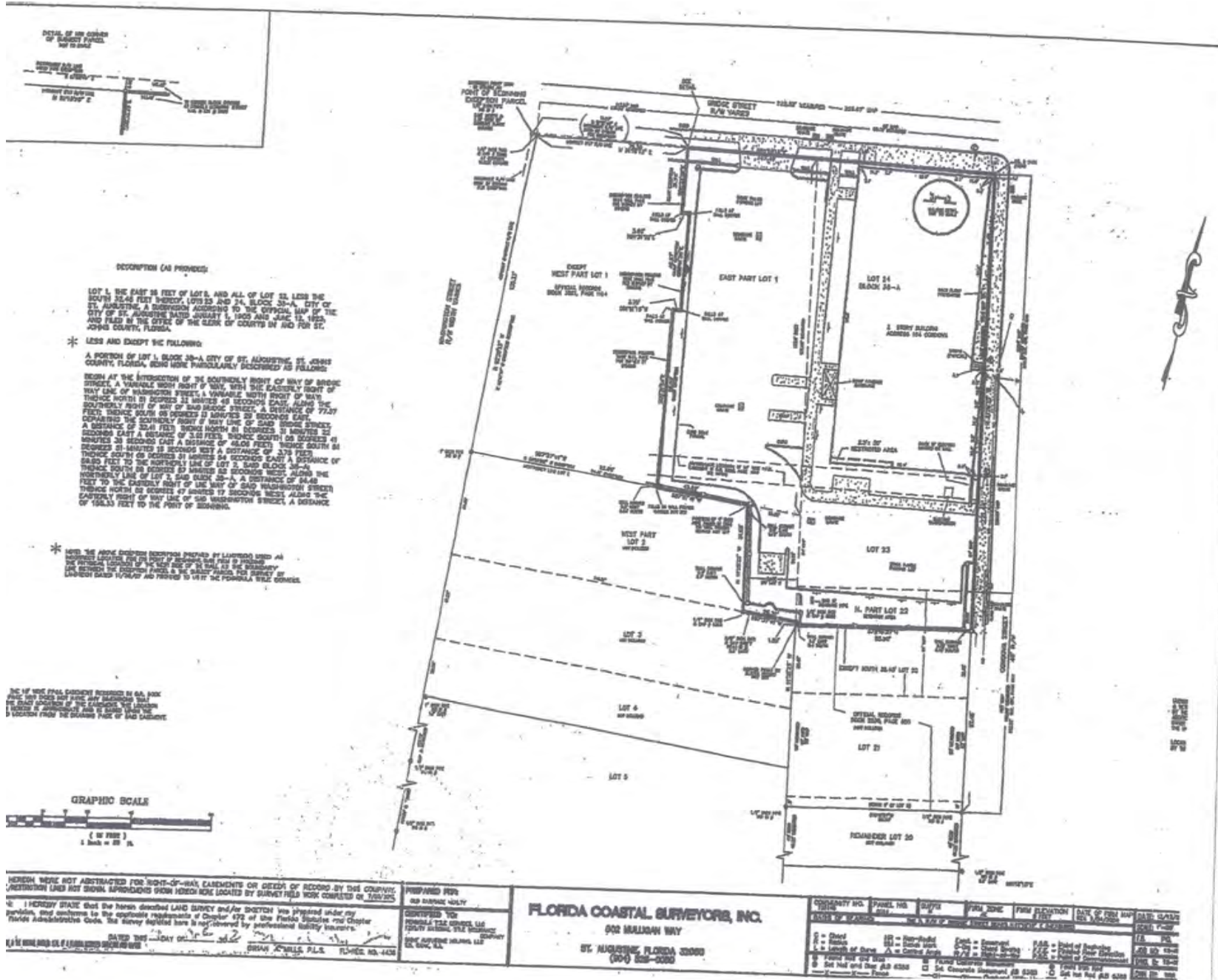
Legend

- 4 Bedrooms (1)
- 3 Bedrooms (3)
- 2 Bedrooms (8)
- 1 Bedroom (3)
- Efficiency (3)
- Common Area
- Elevator

Summary

- 35 Bedrooms
- 29 Full Bathrooms
- Common Room
- Common Laundry
- Mail Box Area
- Separate Electric
- Separate Water
- 38 Parking Spaces
(2 Handicap & 36 Regular)

154 Cordova St | St. Augustine Florida





St. Augustine, Fl

St. Augustine, Fl , the Nation's Oldest City, is the oldest continually habited city in the United States, and Northeast Florida's Biggest Tourist Destination. St. Augustine sees over 8 Million tourists a year, more than the Grand Canyon.

Founded in 1565 by Spanish explorers, the city has changed hands multiple times, becoming part of the Florida Territory in 1819.

St. Augustine is part of Florida's First Coast region and the Jacksonville, FL MSA.

St. Augustine routinely ranks top on "Best of" lists, including being ranked ***Southern Living Magazine's #1 Small town in the South in 2023 and 2024!***

TYPICAL VACATIONER¹ VISITOR

- The typical Vacationer¹ Visitor:
 - Was 54 years old
 - Had a median household income of \$87,500
 - 22% traveled with children
 - Was from:
 - Southeast (31%)
 - Florida (22%)



¹Travel parties who stayed 1-5 nights.

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ORIGIN OF VISITORS



- 7% Jacksonville
- 6% Orlando
- 6% New York City*
- 5% Atlanta
- 3% Ocala
- 3% Miami-Ft. Lauderdale

» 30% of visitors came from 6 U.S. markets

ST. JOHNS COUNTY TOURIST DEVELOPMENT COUNCIL
Florida's Premier Gateway to the Beaches & Historic Sites

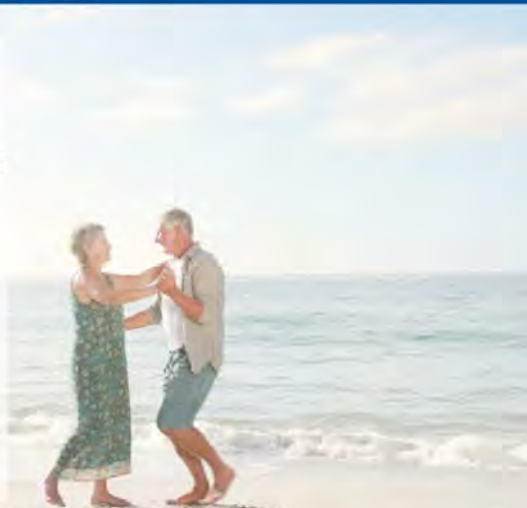
* New York City includes parts of New York, New Jersey and Connecticut

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DS downs & st. germain RESEARCH

TYPICAL LONG-TERM¹ VISITOR

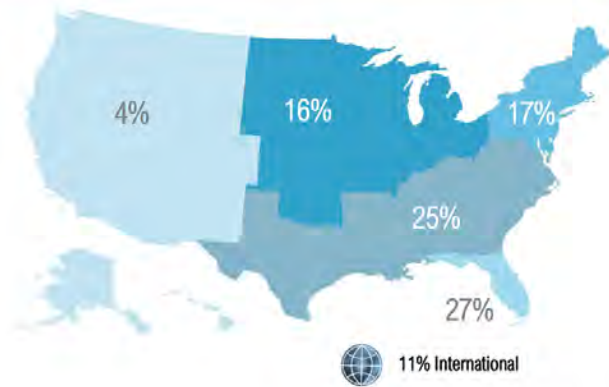
- The typical Long-Term¹ Visitor:
 - Was 61 years old
 - Had a median household income of \$79,600
 - 7% traveled with children
 - Was from
 - Northeast (29%)
 - International (25%)
 - Midwest (22%)



¹Travel parties who stayed 6 nights or more.

ORIGIN OF VISITORS

- » 27% of visitors were from Florida
- » 8% of visitors to St. Johns County were from Canada, and 3% were from other countries



ST. JOHNS COUNTY TOURIST DEVELOPMENT COUNCIL
Florida's Premier Gateway to the Beaches & Historic Sites

18

11% International

DS downs & st. germain RESEARCH

154 Cordova St | St. Augustine Florida

Property specifics and more details available on request.

Direct all Inquiries to:

Zach Lemke

904.501.5210

zach@marketforcecre.com

Cordova Apartments

154 Cordova St| St. Augustine Florida

Sales

We are Commercial Investment Listing Brokers, experts in analyzing, valuing, and packaging an asset to bring to market to extract the highest possible value for the seller.

Leasing

In our ongoing quest to provide value to our clients, we do landlord representation as part of the total asset life cycle.

Advisory

For us, the broker-client relationship is an ongoing process of analysis, discourse, and research to determine the right course of action to serve the investment needs of the client.

Valuation

Using the latest market data, statistical tools, and our years of experience, we value every asset to extract maximum equity from the market.

Marketing

Our marketing expertise is second to none. As affiliates of the World's Largest Real Estate Brand, our network of affiliate brokers is unmatched.

Negotiation

We put the clients needs first at the negotiation table, period.



Zach Lemke
Commercial Associate

904.501.5210
zach@marketforcecre.com

Zach Lemke specializes in retail sales and leasing, with a focus on restaurant and bar properties. He holds a bachelors degree in Chemistry from the United States Military Academy at West Point, and previously served 6 years as an Infantry Officer in the United States Army.

A GOOD HARBOR
The city of St. Augustine has been designated as a "good harbor" by the United States Coast Guard.

The St. Augustine Record

SERVING ST. AUGUSTINE AND ST. JOHNS COUNTY—FOUNDED IN 1865—THE NATION'S OLDEST CITY

The Weather

Forecast for St. Augustine, Fla., Sunday, July 4, 1943.
Clear, 75 to 90.

SUNDAY

The St. Augustine Record

50¢

GOOD MORNING

Ice strangles O...

Winter wonderland a...

Completion Of Cathedral Restoration Climaxes Centuries Of Struggle



City Greet His Eminence William Cardinal Conway, Church Officials, Priests

His Eminence William Cardinal Conway, Archbishop of New York, arrived in St. Augustine today for a visit to the cathedral.

Air Attacks Intensify As Four Jets Are...

Four Japanese Zero fighters were seen in the sky over St. Augustine today.

Expert On Asia Predicts Red Chinese Intervention Urges U.S. Policy Changes

An expert on Asian affairs predicts that the Red Chinese will soon enter the war against Japan.

The expert, who is a member of the War Relocation Authority, says that the Chinese will soon be in a position to take the offensive against the Japanese.

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The St. Augustine Record

ST. AUGUSTINE, FLORIDA, SUNDAY MORNING, JULY 4, 1943

Complete World News by Leaded Wire Report of Associated Press

CHANCES FOR RESCUING AMELIA FADING

Heavy Guard At Cambria Works Site

Safe And Sound Watched For Fourth Of July

Britain Warns Europe Of New Spanish Crisis

Storm Halts Searching Craft After Two-Hour Flight From Honolulu



ST. AUGUSTINE...FOUNDED IN 1865...THE NATION'S HISTORIC TREASURE

ST. AUGUSTINE, FLORIDA, MONDAY AFTERNOON, DECEMBER 8, 1941

PRICE FIVE CENTS

UNITED STATES DECLARES WAR ON JAPANESE EMPIRE

Japs Claim Naval And Air Victories

War Bulletins

Congress Acts Swiftly After Hearing President's Message

CHUNGKING, Dec. 8. (AP)—China has decided to declare war on Japan, Germany and Italy, Foreign Minister Que Tai-Chi announced at a special press conference tonight.