



# FOR SALE

**96549 PARLIAMENT DRIVE  
FERNANDINA BEACH, FL 32034**

This offering consists of 2 buildings totaling 15,680 SF built in 2007 and kept in pristine condition. The main building consists of 10,640 SF of office & gym space that can easily be converted to almost any other commercial use. The rear building contains 5,040 SF with 2 Tenants in place, providing income to the property. There are 56 paved parking spaces and a porte cochere above the entrance. Located just a half mile south of SR 200 on Nassauville Road in the area of prime growth. This property is ideal for a Church, Charter or Private School, training facility, Corporate HQ or an activity center.

**Asking Price: \$3,250,000**

## HIGHLIGHTS

- **ZONING:  
COMMERCIAL  
NEIGHBORHOOD**
- **2 BUILDINGS**
- **SQUARE FEET:  
15,680**
- **SIZE: 1.59  
ACRES**
- **BUILT IN 2007**



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DISCLAIMER: INFORMATION IS FROM PUBLIC SOURCES DEEMED TO BE RELIABLE BUT NOT WARRANTED TO BE ACCURATE. THE READER SHOULD INDEPENDENTLY VERIFY THE INFORMATION.





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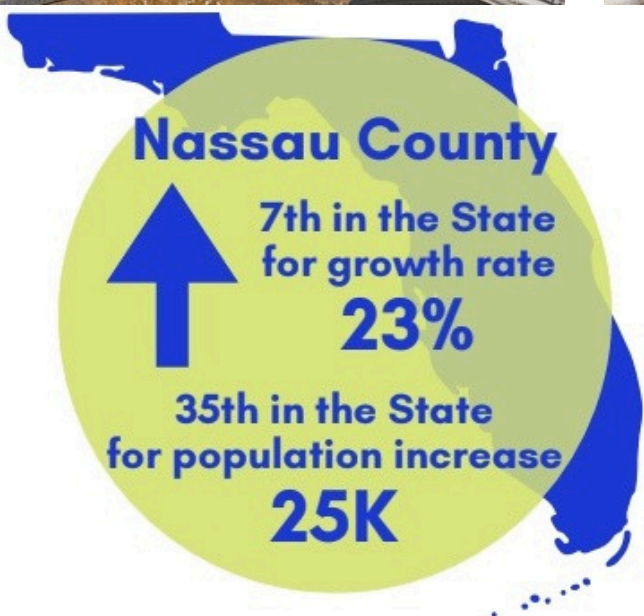
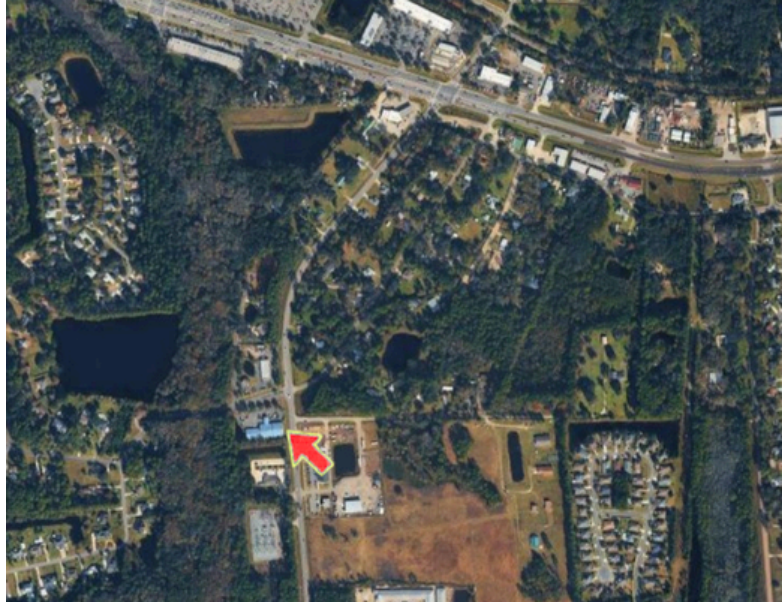
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**ZONING  
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