

Commercial Property for **SALE**

308 S Ponce De Leon, St. Augustine, FL 32084



ST. JOHNS
COMMERCIAL PROPERTIES

6275 A1A S. Suite 102, St. Augustine, FL 32080 | 904-347-9272

The information is deemed reliable, but not guaranteed.

PROPERTY SUMMARY

308 S. Ponce De Leon Blvd., St. Augustine, FL 32084

Sale Price: **\$899,000.00**

Actual Area: 2,685 SF

Heated and Cooled: 2,088 SF

Zoning: CM-2 / Commercial Medium-2

Traffic Count (2021): 41,000

Property Highlights

- 10 approx. parking spaces
- Located 650' south of King Street
- High profile location on S. Ponce De Leon Blvd. (aka US 1)
- Zoned CM-2

Property Description:

This is an outstanding building and location at 308 Ponce De Leon Blvd. South, in an excellent, high-profile location in St. Augustine / St. Johns Co. This property is located just south of King Street (approx. 650 ft.) and is seen by approx. 41,100 cars daily.

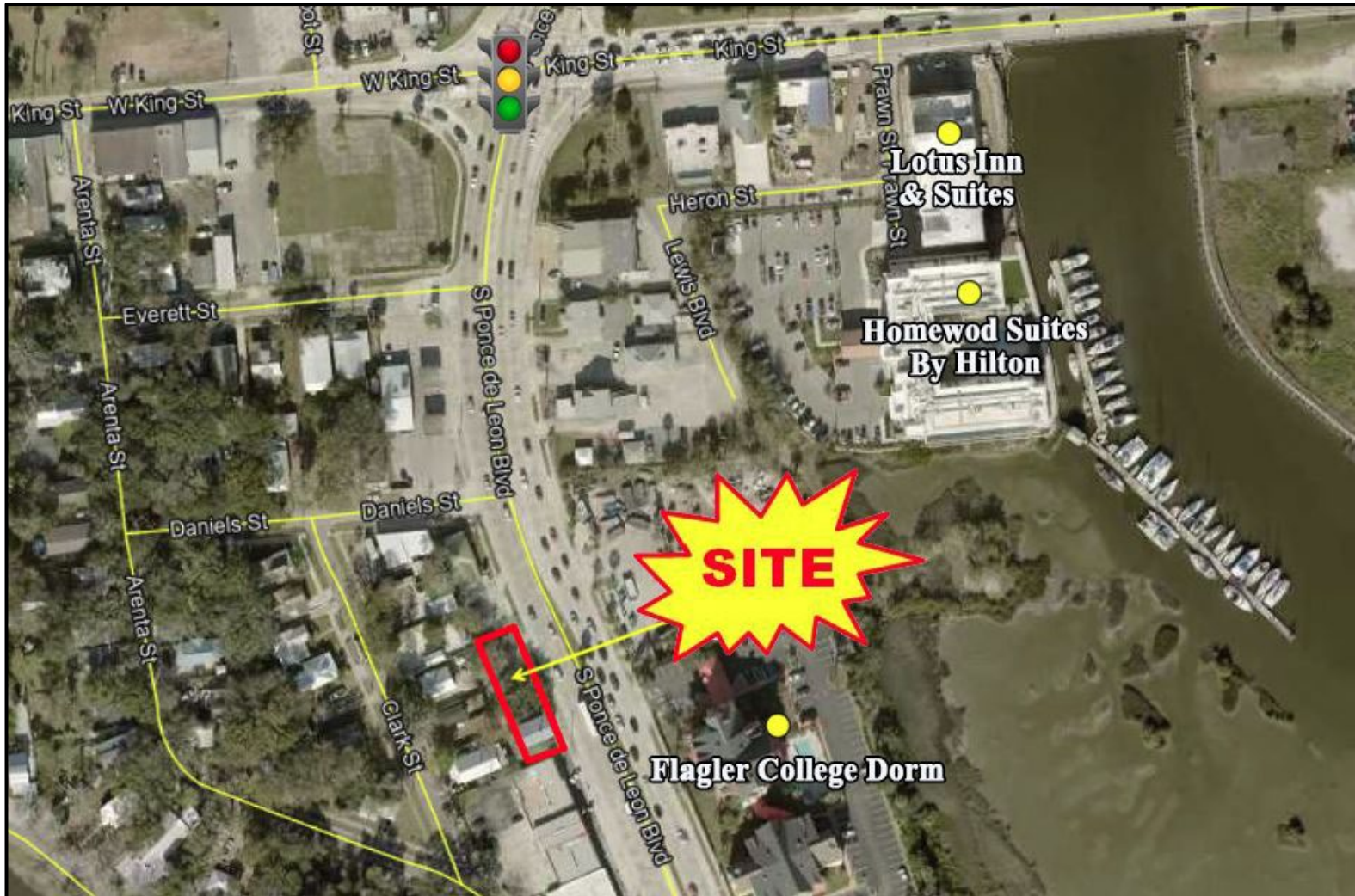
Downstairs retail is approx. 1224sf. Upstairs is a two bedroom / one bath approx. 864sf.

Located directly across from the former Sebastian Hotel that was purchased by Flagler College, and is now a college dormitory for over 200 Flagler College Students. Within 600 ft., there are also two (2) new hotels (Hotel Amalga and Homewood Suites) both hotels are located on the San Sebastian River almost directly across from this property.

The building (2088 sq. ft.) is built of concrete block and is located in 'X' flood zone.

LOCATION MAP

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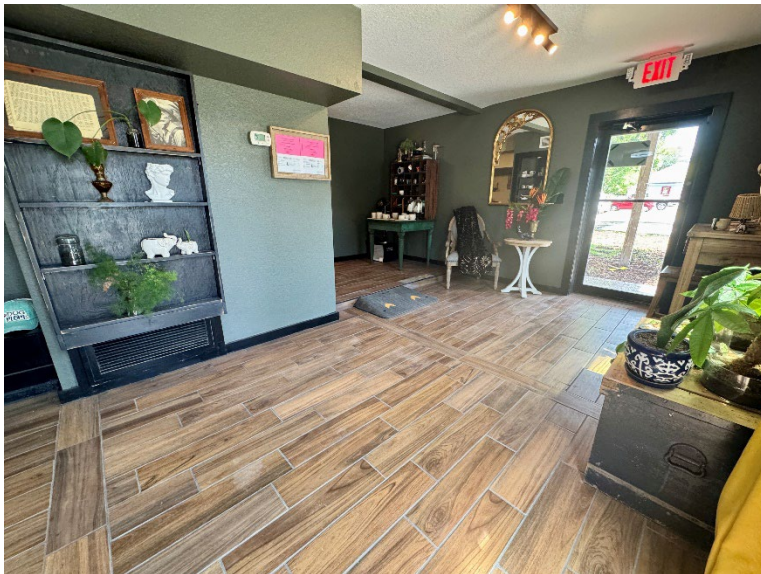


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PROPERTY PHOTOS

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PROPERTY PHOTOS

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