

Open for Bids \$

118 Hall Place
Neptune Beach, FL 32266



Beaches Town Center Commercial Property

Building area 816 sq.ft

Lot area 2,029 sq.ft

Office/Retail/Etc.

1 Bedroom

CBD District

1 Bathroom

- 2,029 SF total lot in the heart of Neptune Beach with 816 SF building area.
- 1st floor Office/Retail/Commercial space –Fully permitted and ready for commercial use
- Commercial zoning - CBD

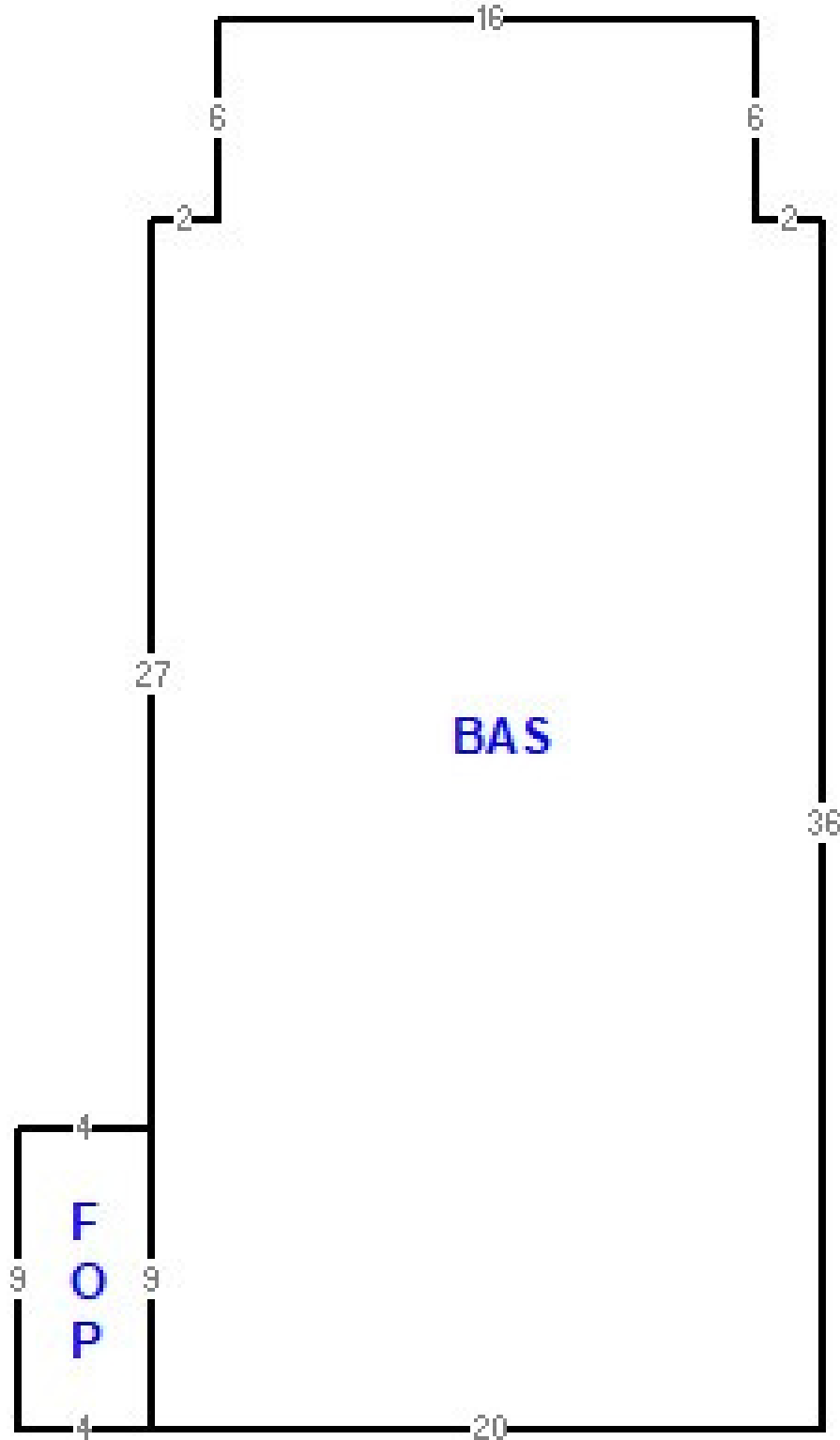


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1st Floor Dimensions





PROPERTY DESCRIPTION

Prime Neptune Beach location just steps from the ocean, this 816 square foot building on a 2,029 square foot lot offers strong potential for a boutique, office, retail shop, or coastal café. Built in 1921, it blends vintage beach town character with excellent visibility and walkable access to Atlantic Boulevard, Neptune Beach Town Center, popular restaurants, coffee shops, and the beach, making it ideal for a small business or creative retail concept.

Central business district (CBD):

(1) Intent.

The CBD zoning district is intended to allow a mix of commercial uses and compatible residential uses that will encourage an urban intensive, pedestrian oriented, neighborhood ambiance. The CBD is further established to encourage the continuation of the present unique Central Business District of Neptune Beach, as well as, the continuation of its present aesthetically pleasing environment, to provide areas for the concentration of compatible land uses, to provide sufficient space for appropriate commercial, miscellaneous service activities and residences which will strengthen the city's economic base, and to prevent the intrusion of objectionable land uses. This district corresponds to the town center designation on the adopted future land use map.

(2) Permitted uses. The uses permitted within the CBD zoning district shall be:

- a. Hotel/motel;
- b. Bed and breakfast;
- c. Interior service restaurant, carry-out and delivery restaurant;
- d. Outdoor seating/dining for restaurant on private property (see subsection 27-227(b)(5));
- e. Professional offices (including, architects, accountants, doctors, dentists, home health care services, legal services, realtors, veterinary clinic);
- f. Financial institution, insurance and real estate offices;
- g. Personal service establishments limited to the following: photographic studios, beauty and barber shops, day spa, nail, and waxing salon;
- h. Retail sales, wholesale sales (including on-site storage of stock), package liquor store, and pharmacy;
- i. Government uses, buildings and utilities;
- j. Dance, art, dramatic, gymnastics and music studio;
- k. Library, museum, and art gallery;
- l. Public park/recreation area;
- m. Recreation, amusement, and entertainment (including, billiard and pool hall, arcade, miniature golf, theater, night club, private club, and bar/tavern).

(3) Uses by special exception.

The uses permitted by special exception within the CBD zoning district shall be:

- a. Single-family, two-family (duplex) and multifamily residences;
- b. Outdoor seating/dining for restaurant on public property (see subsection 27-227(b)(5));
- c. Parking lot/structure (not associated with any business);
- d. Social, fraternal club, lodge, and union hall;
- e. Indoor athletic and exercise facility;

