

SALE

BLISS BY THE SEA BED AND BREAKFAST

7605 A1A S Saint Augustine, FL 32080



PROPERTY DESCRIPTION

Turnkey Luxurious Oceanview B&B with Built-In Upside

Bliss By The Sea is a fully renovated, ocean view bed and breakfast that's already performing—and still has room to grow. Reopened in May 2023 after a nine-month renovation, the property quickly earned over 1,000 five-star reviews across Google, Booking.com, Airbnb, and other OTAs. The property features 10 guest rooms plus an additional 4-bedroom and 1-bedroom suite on the 3rd floor.

The inn consistently ranks at the top of its competitive set, with organic traffic exceeding 6,000 users per month. CoStar/STR data shows average room rates above the area's median RevPAR, reflecting solid demand and pricing power.

Easy-to-Run Operations, designed for owners who value efficiency:

- Automated OTA bookings with guest access codes
- Physical key backups
- Centralized control for access, HVAC, and pool systems
- Tech-forward systems built for a clean handoff
- Reliable housekeeping in place
- Leased kitchen with breakfast prepared by professional chef

This is a well-run, guest-loved coastal B&B with strong rates, smooth operations, and obvious upside—ideal for an experienced innkeeper looking to step into a property that's already dialed in.

Contact Rich O'Brien at 904-814-2080 for details.

OFFERING SUMMARY

Sale Price:	\$7,290,000
Number of Rooms:	12
Lot Size:	1.44 Acres
Building Size:	10,178 SF
Zoning:	Commercial Highway Tourist (CHT)
APN:	1855500280

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	259	7,379	35,533
Total Population	491	15,618	79,875
Average HH Income	\$110,679	\$107,124	\$107,875

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

rich.obrien@thepremierproperties.com



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PROPERTY HIGHLIGHTS

- Prime Waterfront Location: 100 feet of Intracoastal frontage in historic St. Augustine
- Upscale Guest Rooms: 10 renovated en-suite rooms plus a 4-bedroom and 1-bedroom suite
- Resort-Style Amenities: Pool, outdoor jacuzzi, and onsite breakfast restaurant
- Boater-Friendly: Two-level boathouse with two slips and upper-level entertaining space
- Event-Ready: Ideal for weddings and private events with panoramic water views
- Smart Operations: Advanced systems for streamlined management
- Value-Add Upside: Ability to expand event revenue
- Strong Digital Footprint: Growing web traffic and standout guest reviews
- True Turnkey: Trained staff and systems in place for an easy transition



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Sr. Sales Associate

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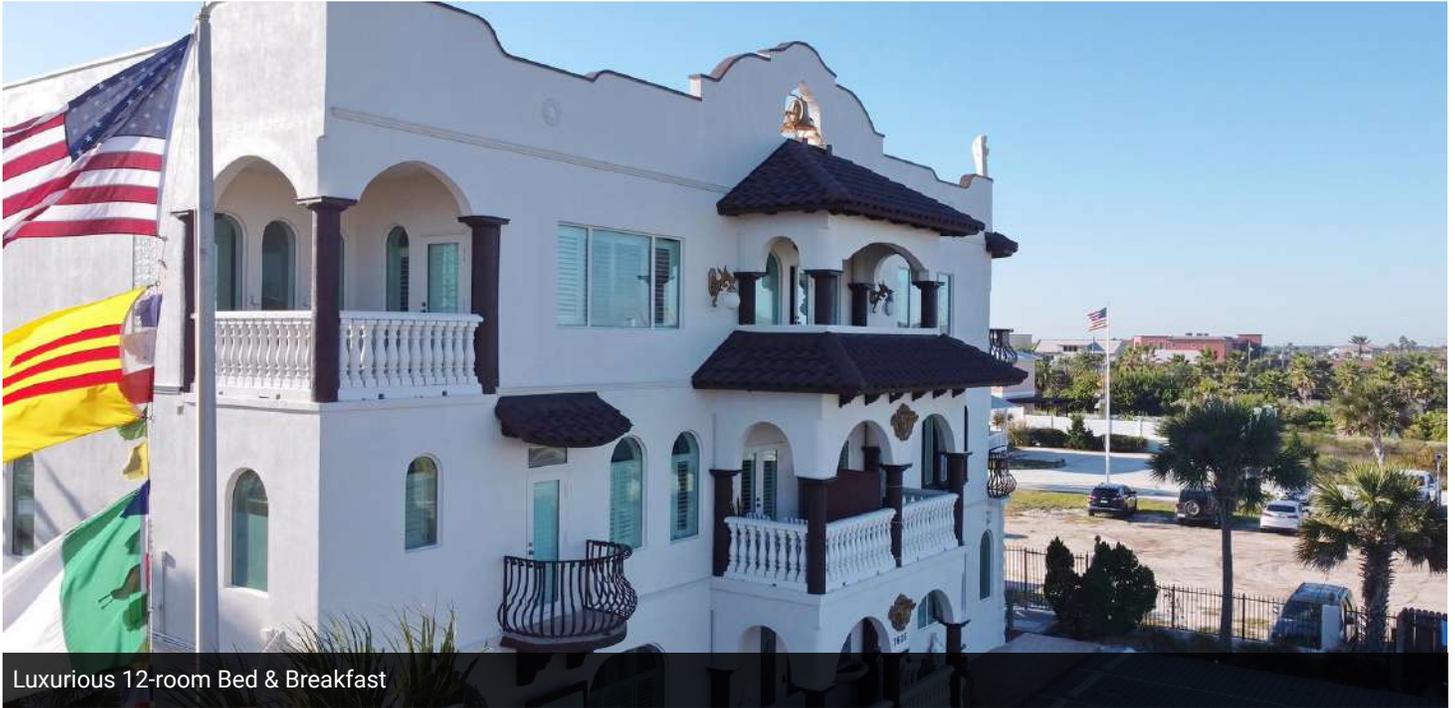


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Luxurious 12-room Bed & Breakfast



Beautiful finishes and detail. Concrete construction.

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Panoramic ocean and intracoastal views from the 3,000 s/f usable rooftop deck



Panoramic ocean and intracoastal views from the 3,000 s/f usable rooftop deck

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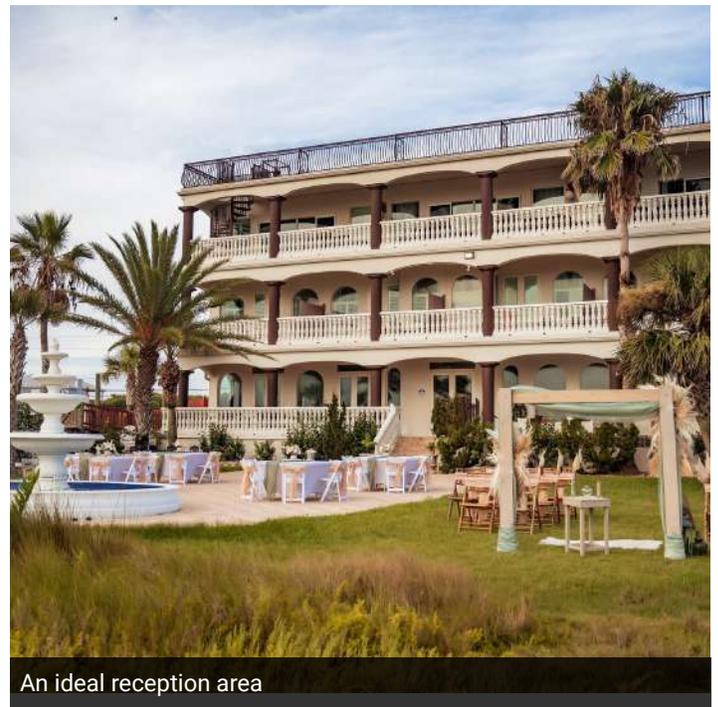
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Upscale Wedding Venue; In High Demand in St. Augustine



Intracoastal views



An ideal reception area

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Water views from spa-style pool



Located directly on the intercoastal waterway across from Matanzas State Forest

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2-level boat house with 2 boat lifts and 2nd level waterfront entertainment area & rooftop deck

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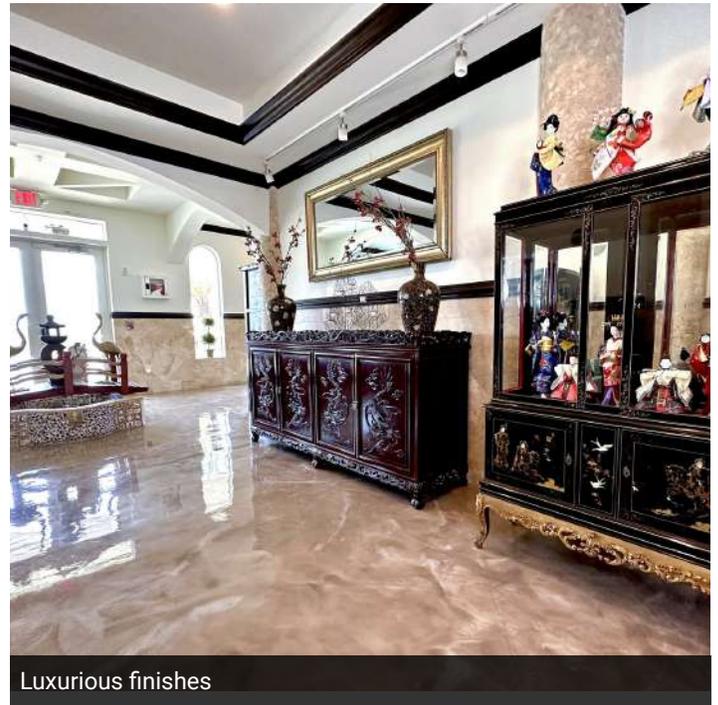
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The premiere romantic getaway in Crescent Beach, Florida



Expansive water views!



Luxurious finishes

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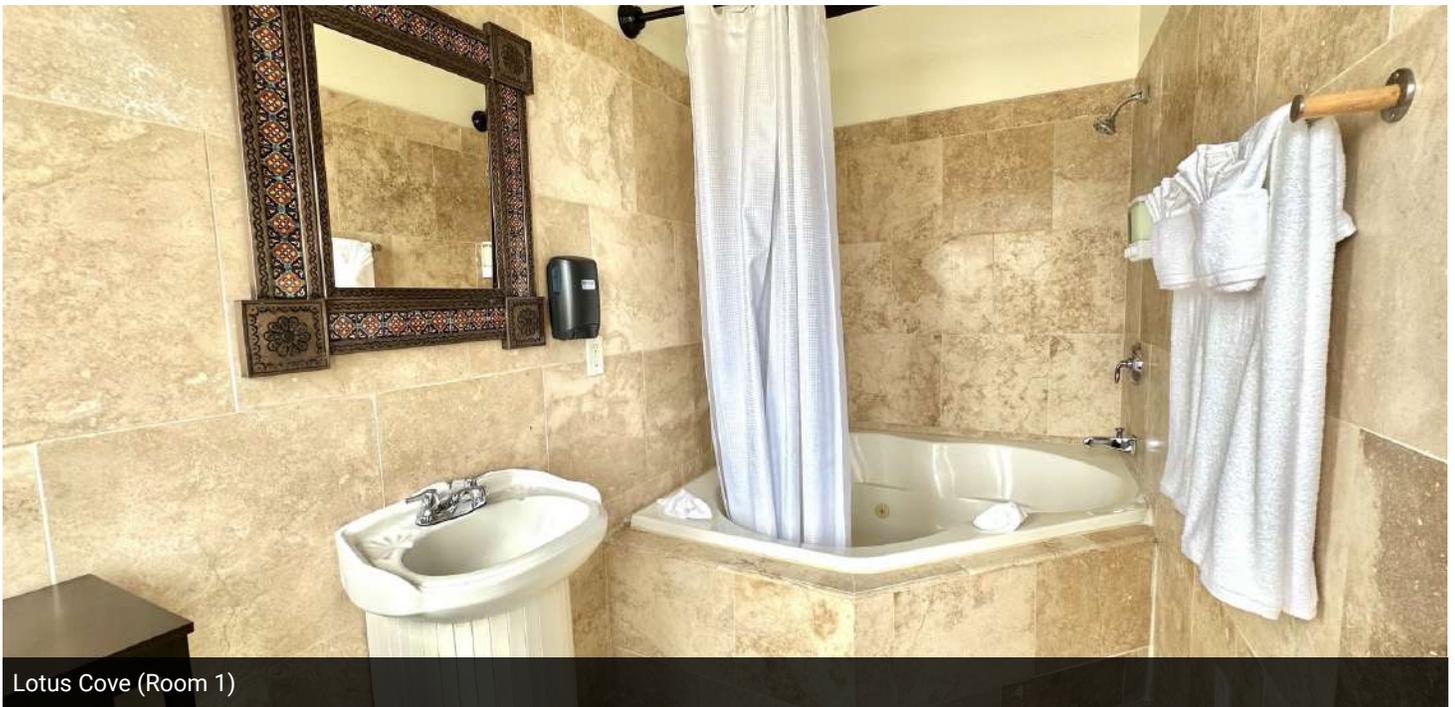
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Lotus Cove (Room 1)



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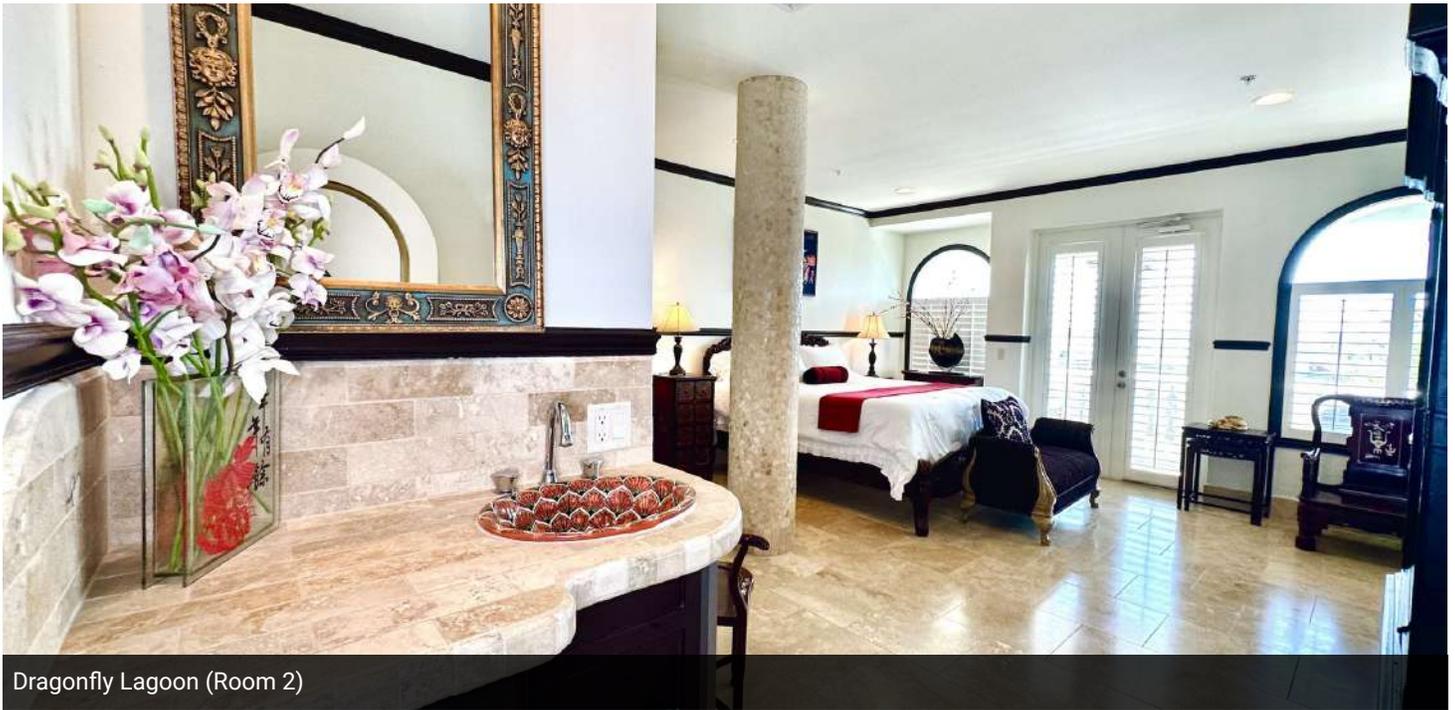


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Dragonfly Lagoon (Room 2)



Bamboo Forest (Room 3)

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Jade Harbour (Room 4)



Silk Road (Room 5)

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Orchid Oasis (Room 6)



Lantern Lane (Room 7)

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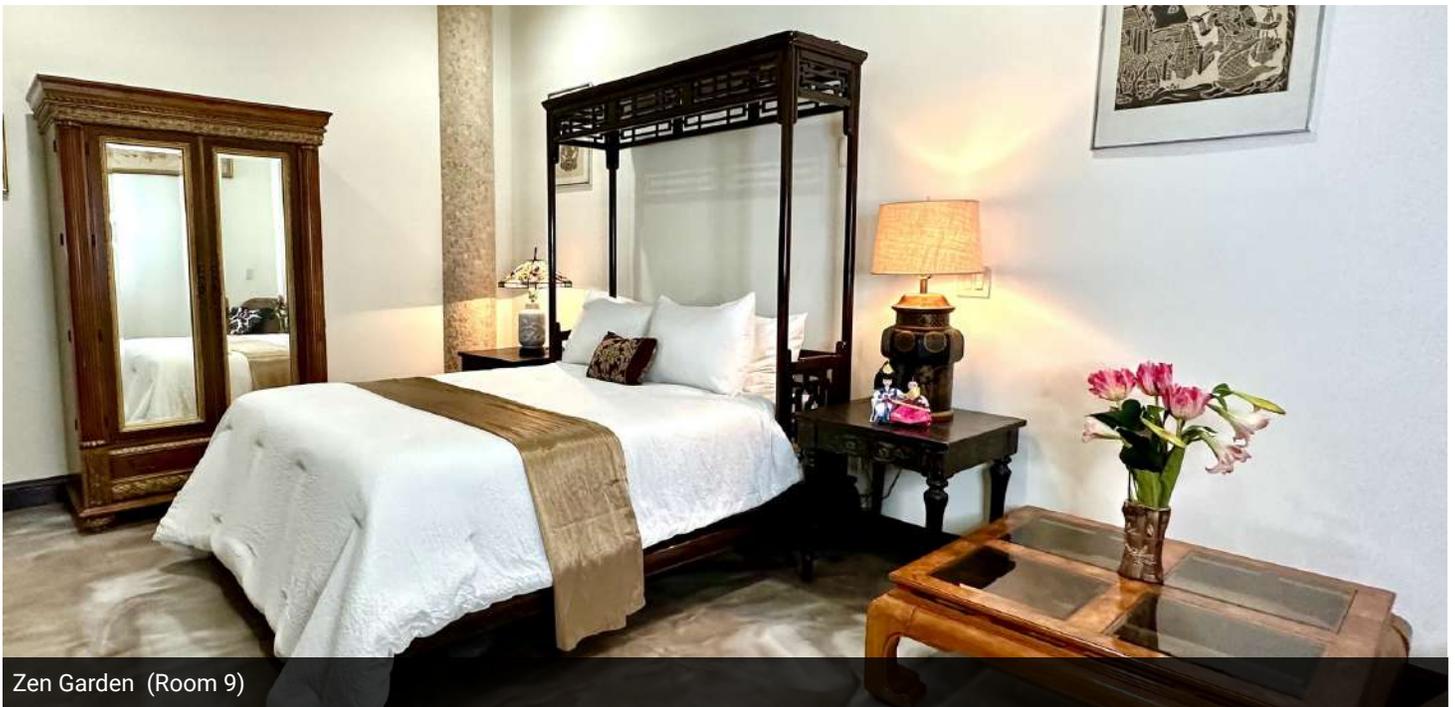
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Serenity Sands (Room 8)



Zen Garden (Room 9)

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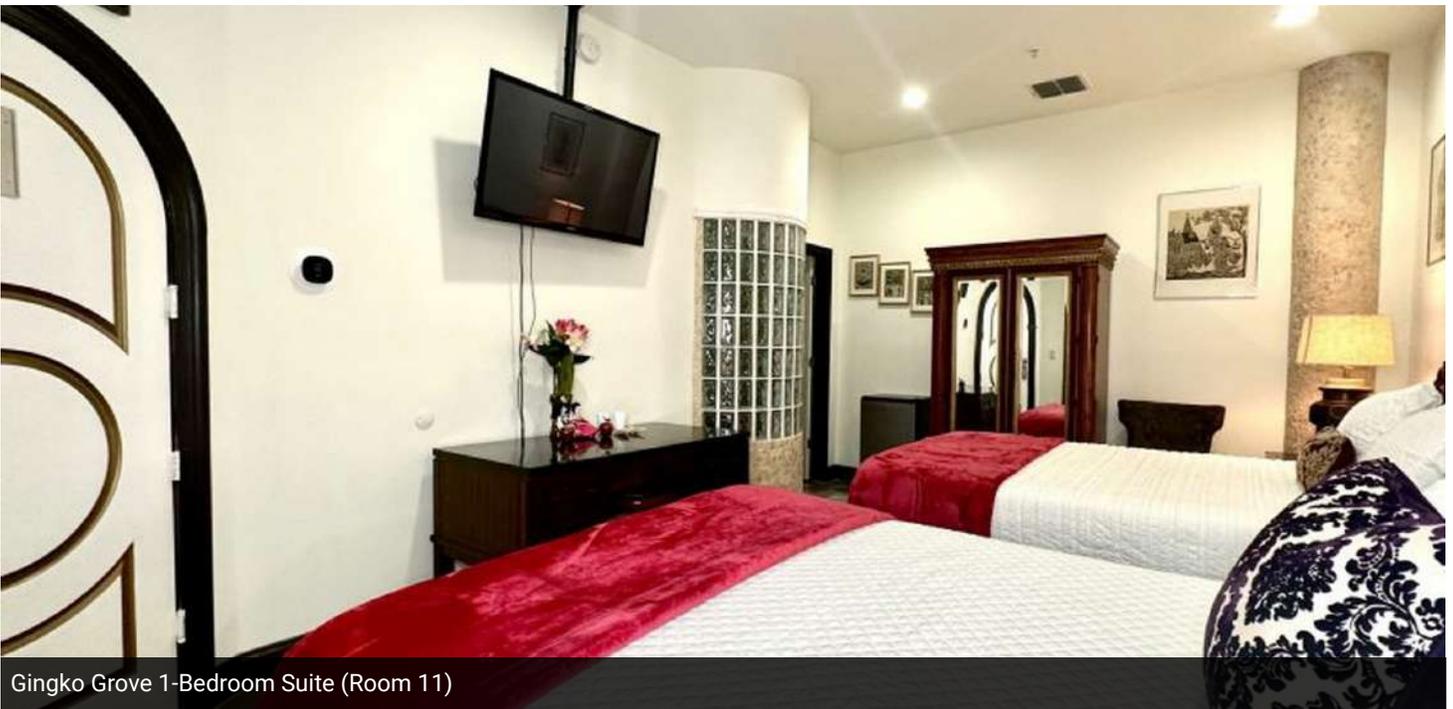
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Tranquil Temple (Room 10)



Ginkgo Grove 1-Bedroom Suite (Room 11)

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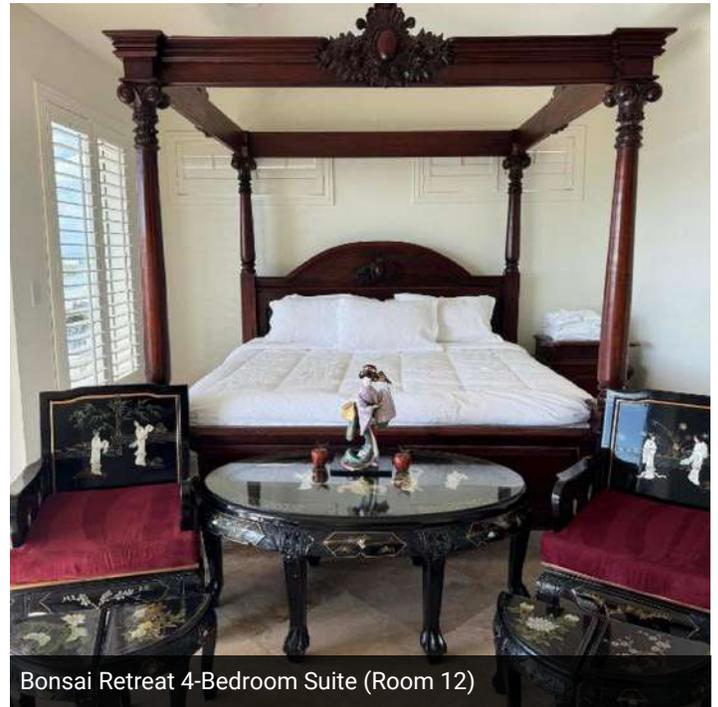
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Bonsai Retreat 4-Bedroom Suite (Room 12)



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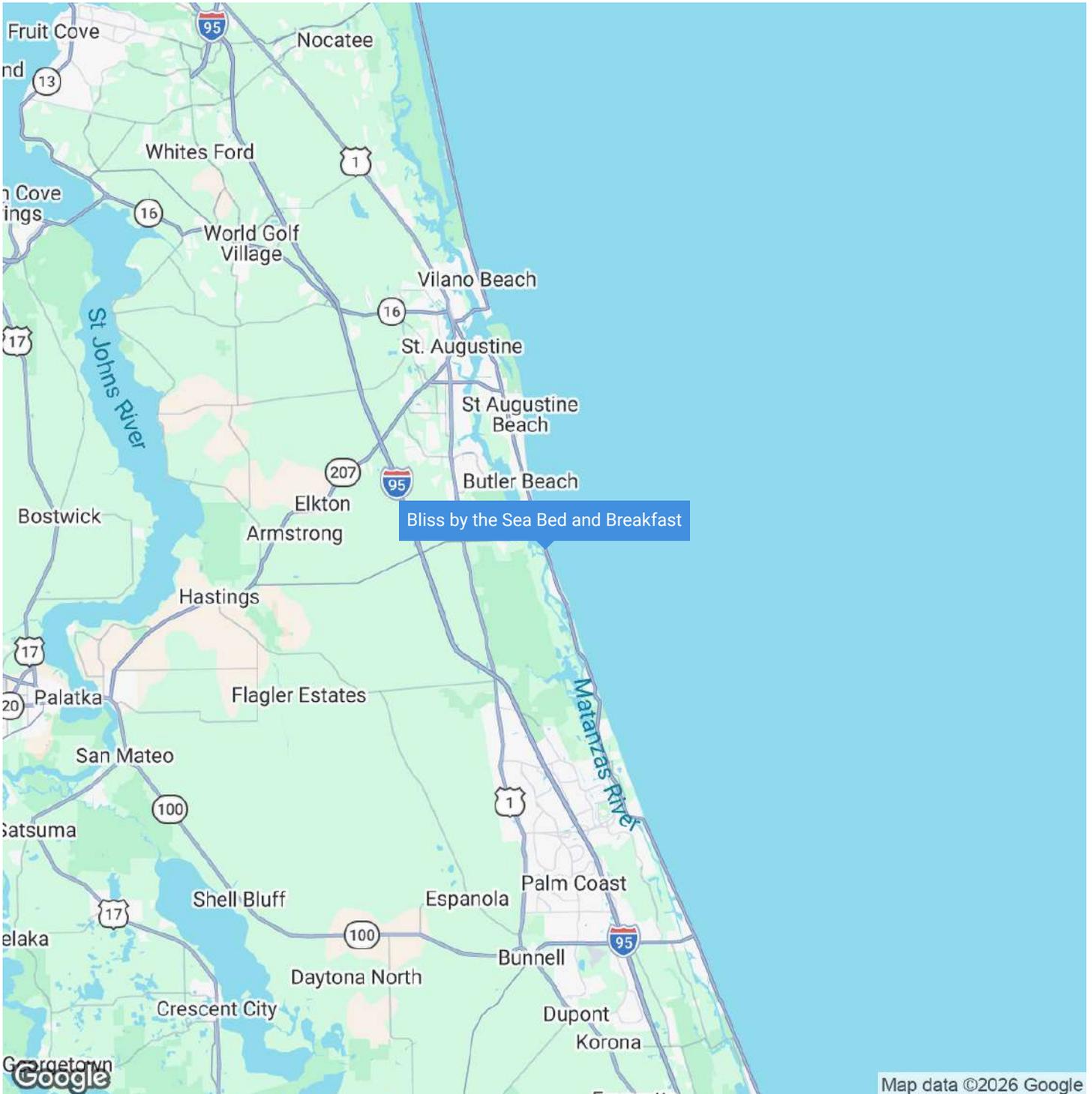


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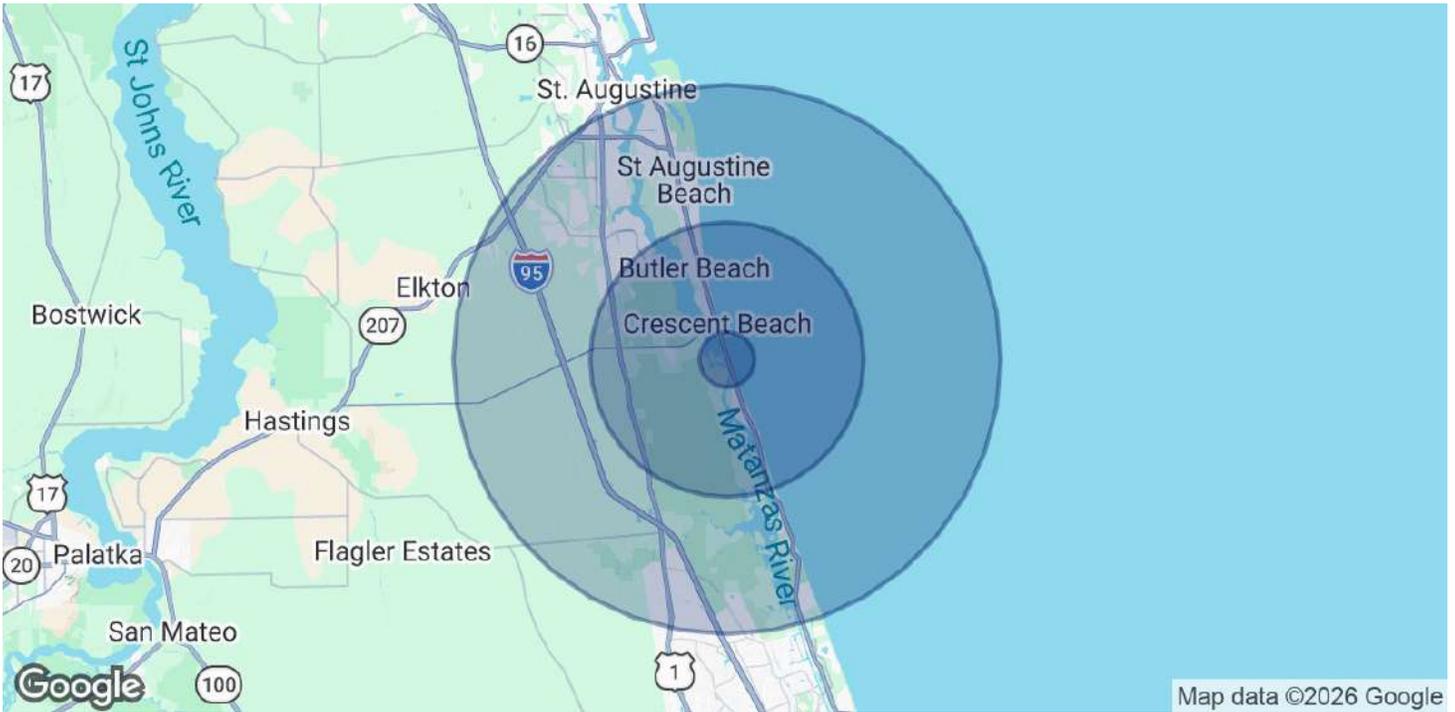


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	491	15,618	79,875
Average Age	60	54	51
Average Age (Male)	59	53	50
Average Age (Female)	61	55	52

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	259	7,379	35,533
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$110,679	\$107,124	\$107,875
Average House Value	\$697,429	\$525,127	\$494,804

Demographics data derived from AlphaMap

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RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

Cell: (904) 814-2080

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as the number one commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2023—a testament to his dedicated clientele. Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St. Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

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