

SALE 9 AVILES - ST. AUGUSTINE'S PREMIER EVENT VENUE

9 Aviles Street St. Augustine, FL 32084



PROPERTY DESCRIPTION

Introducing a prime "turn key" investment opportunity in the heart of historic St. Augustine! This meticulously renovated 2,821 SF building, boasting a modern, low-maintenance aesthetic, is ideally suited for a Retail / Theme/Festival Center investor. The property, with 1 unit, showcases a newly updated interior and attractive storefront, ensuring a captivating customer experience. Built in 2023 and zoned HP2, this strategically located asset offers unparalleled visibility and accessibility in the St. Augustine Historic District. With its impressive build quality and prime positioning, this property presents an exceptional chance to capitalize on the thriving retail and entertainment scene.

LOCATION DESCRIPTION

Discover the dynamic energy of St. Augustine's historic district, just a short drive from 9 Aviles - St. Augustine's Premier Event Venue. As the nation's oldest city, St. Augustine offers a vibrant mix of gastropubs, galleries, and boutique shops, attracting millions of tourists annually. Embrace the charm of the cobblestone streets and explore the rich cultural heritage showcased in the nearby Castillo de San Marcos, Lightner Museum, and Flagler College. The property's prime location within this bustling hub presents an incredible opportunity for Retail / Theme/Festival Center investors to capitalize on the area's thriving tourism and local community.

OFFERING SUMMARY

| | |
|---------------------------|-------------|
| Sale Price: | \$3,250,000 |
| Lot Size: | 0.06 Acres |
| Building Size: | 2,821 SF |
| Maximum Occupancy | 94 |
| Optimum Wedding Occupancy | 50 |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,372 | 29,615 | 48,818 |
| Total Population | 5,694 | 68,228 | 112,300 |
| Average HH Income | \$137,003 | \$100,513 | \$102,181 |

Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777

Bill Miller
(904) 315-8930



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Located on the charming and iconic Aviles Street in St. Augustine, Florida, this unique property presents an exceptional opportunity for a buyer looking to create the ultimate wedding and events experience. Offering a perfect blend of historic elegance and modern potential, this venue provides the foundation to design a one-of-a-kind destination for couples and clients seeking memorable celebrations, both intimate and grand.

Key Features:

Prime Location in Historic St. Augustine: Positioned on the picturesque cobblestone streets of Aviles Street, this venue places you at the heart of St. Augustine's rich history and unparalleled beauty. With its proximity to landmark attractions such as the Castillo de San Marcos and scenic waterfront views, the venue offers the ideal setting for a wide range of events, from weddings to corporate gatherings, anniversary parties, and more.

Timeless Historical Charm with Modern Potential: Featuring original exposed brick walls, high ceilings, and intricate architectural details, this venue offers a captivating historical atmosphere. As a buyer, you have the opportunity to restore and enhance the space, infusing your unique style to create an event venue that combines old-world charm with modern luxury.

Versatile Event Space: The venue offers a spacious interior with room for up to 94 guests (50 guests is optimum for wedding parties), making it perfect for both intimate ceremonies and larger events. A private outdoor courtyard and garden area offer an idyllic setting for weddings, cocktail hours, or any outdoor event, with the option to expand and tailor the space to suit various event needs.

Unlimited Customization: As the future owner of this venue, you'll have full creative control to transform it into the ultimate event destination. Whether you're focused on creating bespoke wedding experiences, hosting corporate functions, or curating private celebrations, the venue's flexibility will allow you to offer tailored packages and services that cater to any event type.

Potential for Growth and Expansion: With ample space for development, you have the opportunity to expand the venue further, adding features such as bridal suites, event planning rooms, or even specialized areas for different types of events. The versatility of the space allows you to cater to both large and intimate gatherings, ensuring this venue's success as a top-tier location for a variety of events.

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Why This Property is Ideal for Creating the Ultimate Wedding & Events Venue:

Unmatched Romance and Exclusivity: St. Augustine is one of the most romantic cities in the country, and this venue offers the unique chance to capitalize on its enchanting atmosphere. Whether hosting weddings, milestone events, or corporate retreats, the venue provides an unforgettable backdrop that can be tailored to meet the desires of any client.

A Lucrative and Rewarding Investment: The events industry in St. Augustine continues to thrive, and this property is perfectly positioned to tap into this growing market. As the owner, you can offer a wide range of services—such as luxury event packages, curated experiences, and specialized event planning—that will set your venue apart and ensure its success across multiple types of events.

Turn Your Vision into Reality: This property allows you to craft every detail of the event experience, from the atmosphere and décor to the services provided. Whether you're looking to create a high-end event space for exclusive weddings, corporate meetings, or private celebrations, you have the freedom to design an unforgettable experience tailored to each client's needs.

Rich Local Culture and Unbeatable Location: Aviles Street is one of St. Augustine's most treasured streets, filled with history and culture that will enhance any event experience. Its quaint surroundings, local art galleries, and nearby boutique hotels offer guests a truly immersive destination. Your venue can capitalize on the charm and culture of St. Augustine, making every event an extraordinary occasion.

This is an exceptional opportunity for a buyer who is passionate about creating the ultimate wedding and events experience. With a prime location, unlimited potential for customization, and the rich history of St. Augustine as your backdrop, this property offers the perfect foundation for a versatile, high-end event venue.

Seize this opportunity to transform this historic property into the premier wedding and events destination in St. Augustine.

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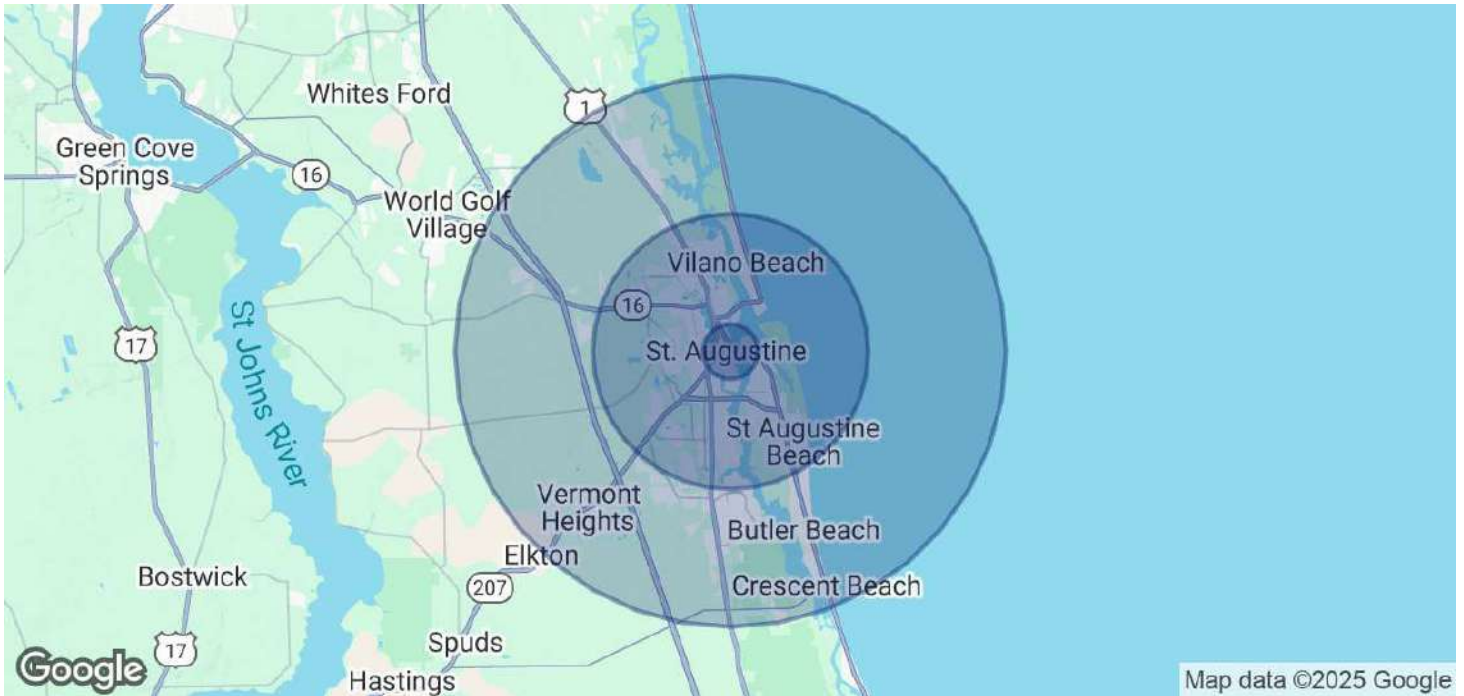


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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,694 | 68,228 | 112,300 |
| Average Age | 47 | 47 | 48 |
| Average Age (Male) | 46 | 46 | 47 |
| Average Age (Female) | 47 | 48 | 49 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 2,372 | 29,615 | 48,818 |
| # of Persons per HH | 2.4 | 2.3 | 2.3 |
| Average HH Income | \$137,003 | \$100,513 | \$102,181 |
| Average House Value | \$682,904 | \$457,147 | \$454,958 |

Demographics data derived from AlphaMap

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BOB BUCKMASTER, CCIM

Broker

bob@thepremierproperties.com

Direct: (904) 827-1717 | Cell: (904) 392-5151

FL #BK3340210

PROFESSIONAL BACKGROUND

Robert Buckmaster, CCIM, serves as Managing Broker for Coldwell Banker Commercial Premier Properties specializing in the sale of warehouse and office properties in addition to advising customers on land assemblage and development in Northeast Florida. Mr. Buckmaster has been advising customers in the sale and disposition of commercial properties since 1991, securing more than \$300 million in transaction volume. During his career, Mr. Buckmaster has specialized in historical districts, bed and breakfast properties, motels, restaurants, and new site development. Prior to entering the real estate industry Mr. Buckmaster's educational focuses centered on Computer Science and programming. His knowledge and interest in technology lead him to the United States Navy where he served as a data processor and computer programmer. He also provided vital computer and communication support to the governments Drug Interdiction Task Force headquartered out of Key West Florida. Mr. Buckmaster has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation is awarded to commercial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience.

2021 Circle of Distinction - Platinum

2021 International Society of Excellence

2021 #1 Coldwell Banker Commercial Office in Florida

2020 Circle of Distinction - Gold

2019, 2020 and 2021 "Top 2%" in Coldwell Banker Commercial Nation Wide

Costar Power Broker 2020 - Transaction Volume

CoStar Power Broker 2016 - Top Broker Award

CoStar Power Broker 2016 - Top Firm Award

EDUCATION

Studied Computer Science at Roosevelt University

Premier Properties
1750 Tree Blvd. Suite 7
Saint Augustine, FL 32084
904.827.1717

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ADAM LANTEIGNE

Investment | Sales | Leasing Associate

adam@soldin904.com

Direct: (904) 584-7777 | Cell: (602) 702-4288

FL #SL3445753

PROFESSIONAL BACKGROUND

Adam Lanteigne serves as a licensed real estate agent for Coldwell Banker Commercial Premier Properties specializing in sales, investment and leasing. Lanteigne's background includes asset management overseeing 1.5 million square-feet-of-space (office, retail and industrial) in Arizona, New Mexico and Colorado. Lanteigne's experience includes working with the largest servicer of commercial loans to stabilize and increase value to their assets through leasing, improvements, and over-all business acumen. Before joining Coldwell Banker, Lanteigne managed a real estate investment firm overseeing offices in Phoenix, Denver and Las Vegas that acquired residential investment properties and underwriting deals for their investor portfolio. Lanteigne transitioned to real estate from sports and entertainment venue operations where he worked the MLB All-Star Game and legendary concerts for artists such as The Eagles, Dave Matthews Band and John Mayer.

EDUCATION

B.S. in Business Administration - W.P. Carey School of Business - Arizona State University

Arizona Real Estate Sales License

Florida Real Estate Sales License

MEMBERSHIPS

National Association of Realtors

Florida Association of Realtors

St Augustine & St Johns County Board of Realtors

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BILL MILLER

Sales Associate

billmillersells@gmail.com

Direct: (904) 315-8930

PROFESSIONAL BACKGROUND

Bill Miller began his career in real estate in 2003 interning for CB Richard Ellis in Downtown Jacksonville, FL. In 2009, he joined Coldwell Banker Premier Properties Realty Group. With Coldwell Banker Premier Properties, he has consistently been the top performing agent since 2012. As his business continued to grow, he added a full time Administrative Assistant and Marketing Coordinator to ensure his customers receive the highest level of service. His real estate expertise is varied having worked with luxury waterfront properties to investors seeking income property to working with first time as well as seasoned buyers and sellers. In addition, he is successful in marketing commercial properties, and over the past several years, he has worked closely with builders and developers helping to identify parcels/lots for residential building and development.

Voted Best Real Estate Agent/ Best of St. Augustine (The Record)

Coldwell Banker International Presidents Premier Award

Jacksonville Book of Lists - Top Agent List

Five Star Professional Award (2013-2021)

40 Under 40 Realty – Builder Magazine

Top 1% Coldwell Banker Agents Worldwide

Top 1% REALTORS in St. Johns County

EDUCATION

B.S. in Business Administration - Flagler College

Florida Real Estate Sales License

MEMBERSHIPS

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