

# COMMERCIAL SPACE FOR LEASE

1477 S. 8th Street, Fernandina Beach, FL



Move-in ready, 1,306 SF, office/retail space on high-traffic South 8th Street. This newly remodeled, 2-story office/retail space features a reception area, a private office, a break room, a kitchenette, exterior yard space, and an ADA restroom downstairs, as well as 2 offices and a restroom upstairs. Would be excellent for a wide variety of usages such as professional/legal services, specialty retail, nail/hair salons, contractors, etc. The property is situated in the county and has a Commercial Intensive zone. Reach out today for further information!

## **PROPERTY FEATURES:**

- *1,306 SQ FT*
- *Newly Remodeled*
- *Commercial Intensive Zoning*

**\$2,500/MO**



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Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information provided here.

COMMERCIAL SPACE FOR LEASE ON AMELIA ISLAND



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# FLOOR PLAN



1st floor



2nd floor

**Total GLA: 1306 sq. ft | Total: 1306 sq. ft**  
1st floor: 787 sq. ft  
2nd floor: 519 sq. ft (Excluded areas 220 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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