



## **BOAT AND RV STORAGE FOR SALE**

**0 Agricultural Center Drive, St Augustine,  
Florida 32092**

Situated near SR-16 and Interstate 95 in St. Johns County, this substantial  $\pm 3.28$  acres property offers a distinguished opportunity for commercial real estate ventures. Particularly coveted for Boat and RV storage, the land supports facilities for up to 110 units. The site's prominent location and accessibility render it an exemplary choice for warehousing, distribution centers, manufacturing, or logistics operations. Proximity to key transportation corridors facilitates enhanced connectivity with regional and national markets, thereby increasing operational efficiency and reducing logistical expenses. This versatile property is ideally suited to meet the specialized requirements and goals of industrial enterprises seeking to initiate or expand their operations in a vibrant economic region.

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## PROPERTY INFORMATION

Address: 0 AGRICULTURAL CENTER DR  
SAINT AUGUSTINE 32092

Parcel number: 087550-0270

Land: ±3.28 ac total (±142,877 sf)

Zoning: Commerical Intensive

County: St Johns County



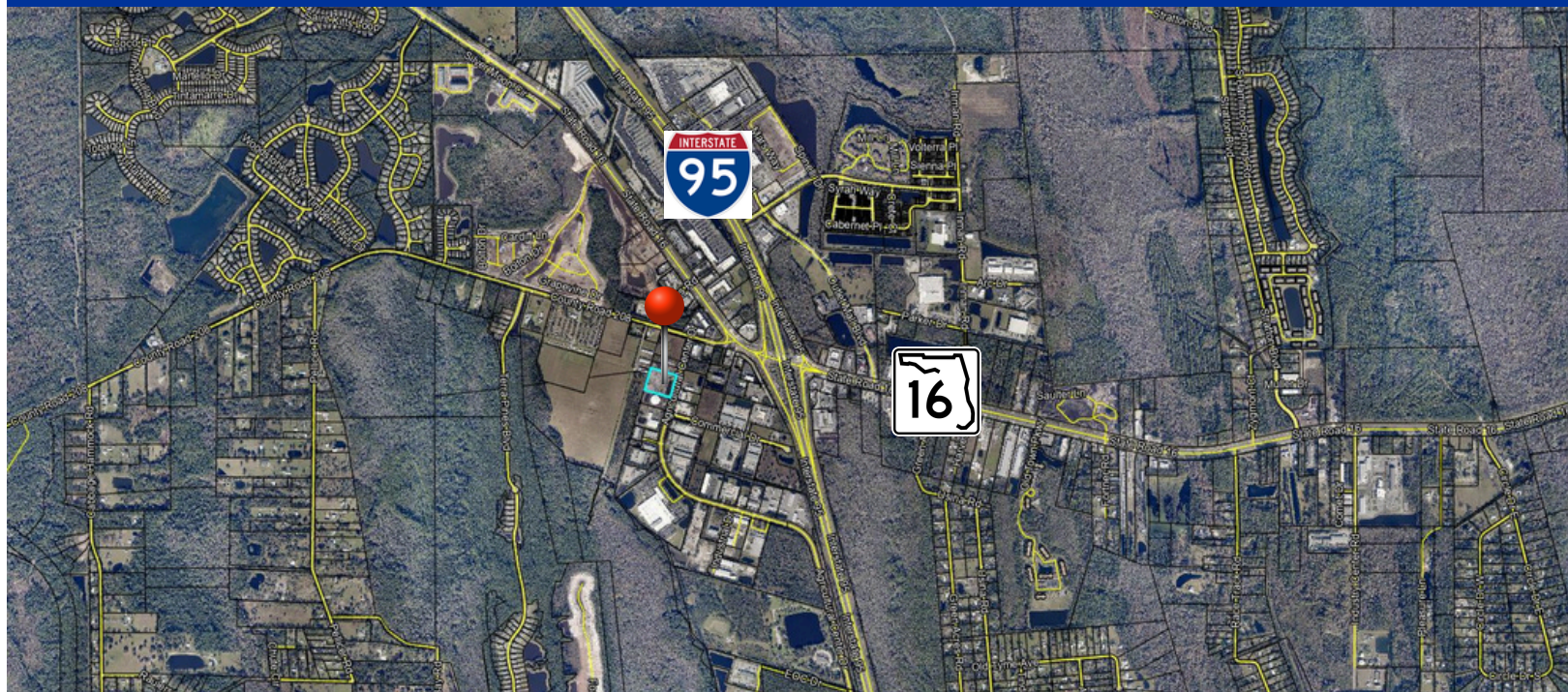
## BOAT AND RV STORAGE FOR SALE

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St Augustine, Florida 32092





# Flexible Investment Opportunity with High Projected Returns



**Location:** Near SR-16 and Interstate 95, St. Johns County

**Property Size:** 3.28+ acres

**Usage:** Boat and RV storage with capacity for 110 units

**Operational Status:** Nearly fully operational, ready to generate revenue shortly

**Flexible Purchase Options:** Owner financing available, partnership possibilities for the right buyer

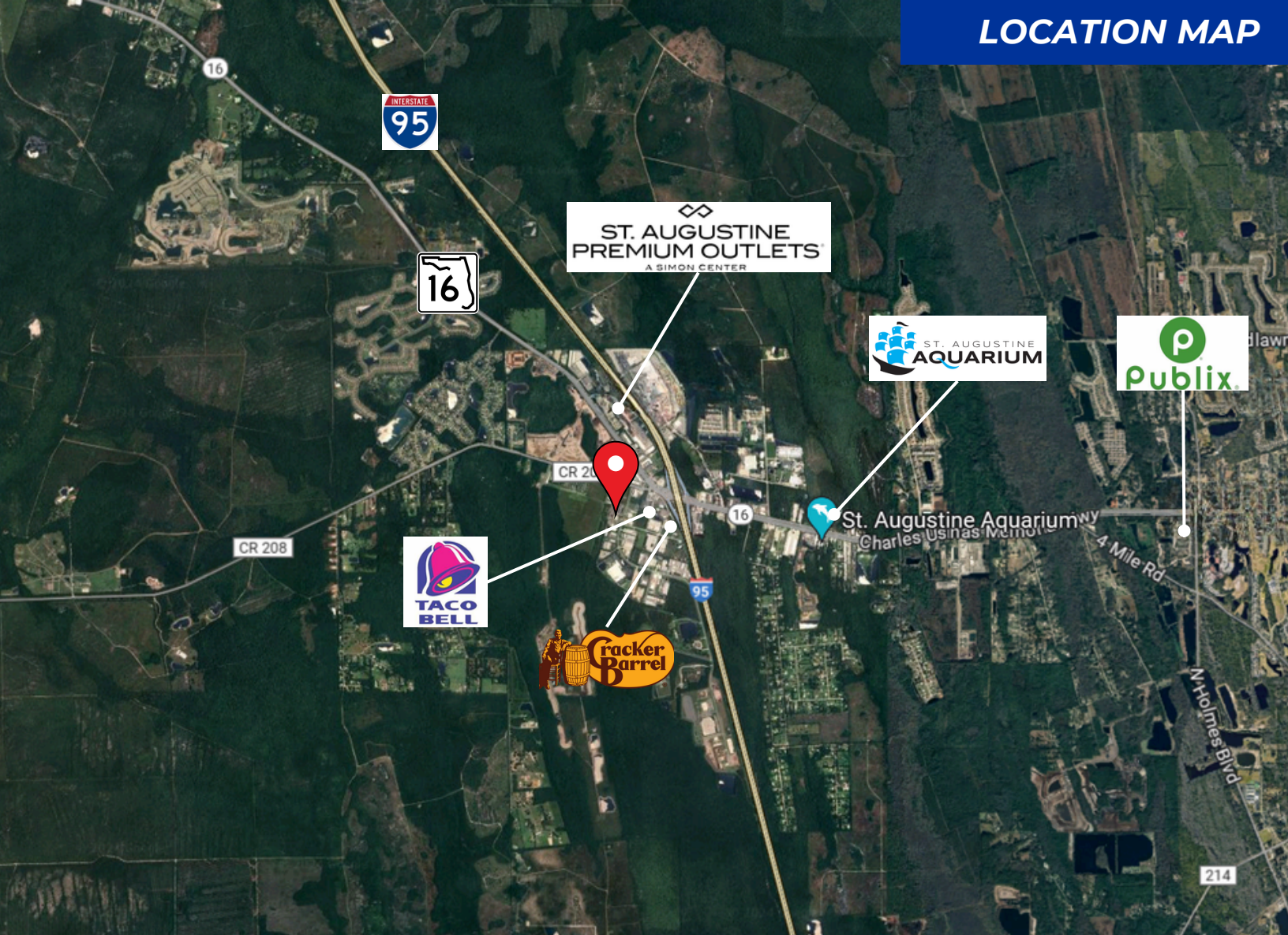
## Financial Highlights:

- Year 1 Projected NOI: \$221,000
- Year 1 Proforma CAP Rate: 8.5%
- Year 1 Valuation: \$2.6 million
- Year 5 Projected NOI: \$254,135
- Year 5 Proforma Valuation: \$2.99 million

**Investment Opportunity:** This property not only offers immediate access to substantial infrastructure but also the promise of long-term value appreciation due to its strategic positioning and commercial viability. It represents a significant opportunity for investors looking to capitalize on St. Augustine's growing commercial landscape







## Excellent Accessibility

Exceptional accessibility is a key feature of this property, positioned just a short distance from Interstate 95 and SR-16. This prime location ensures efficient transport connections to regional and national markets, ideal for commercial enterprises requiring frequent logistics and distribution.

## Nearby Retail and Attractions:

A major draw is the proximity to an array of amenities and attractions. The property is close to St. Augustine Outlet Mall, offering a plethora of shopping options with top brands that attract visitors year-round. Additionally, a new aquarium nearby adds to the location's appeal, drawing families and tourists and enhancing the commercial potential of the area. Frequent dining and lodging options include Denny's, Taco Bell, and renowned hotels like Hampton Inn and Best Western. Essential services such as several gas stations and electric vehicle charging stations, including Tesla Supercharger and ChargePoint, are also readily available.







**For more information about this opportunity, please don't hesitate to contact us.**

**CONTACT**



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