

2350 N Ponce De Leon Blvd,
St Augustine, FL

\$3,217,900



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HIGH-VISIBILITY TURNKEY AUTO SERVICE AND GAS STATION OPPORTUNITY ON US-1 IN ST. AUGUSTINE

Property Summary

Positioned along busy US-1 with approximately 125 feet of frontage, this 0.6-acre CM-2 zoned property offers outstanding visibility and access from Center Street and Grant Street. The site includes an established auto service shop with eight service bays and a gas station with mini mart, creating a rare opportunity for investors or operators seeking a turnkey business or a prime commercial location.



CPD 34,000
approx.



Zoned CM-2



Auto Repair Shop



Gas Station
Convenience Store



JENA DENNIS

JenaDennis@GERealty.us

904 877 4352



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We can sell Your Home or Business & Everything in it!

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Prime Location

Situated along US-1 / Ponce De Leon Boulevard, one of the primary routes into the historic heart of St. Augustine, this property benefits from exceptional visibility and heavy daily traffic.

The site offers multiple points of access, including prominent frontage on US-1, additional entry from Center Street at the corner, and rear access from Grant Street, allowing for convenient circulation and operational flexibility. Zoned CM-2 (Commercial Medium Intensity), the property supports a wide range of commercial uses, making it well suited for continued automotive operations, retail, service businesses, or future redevelopment in this highly sought-after corridor.



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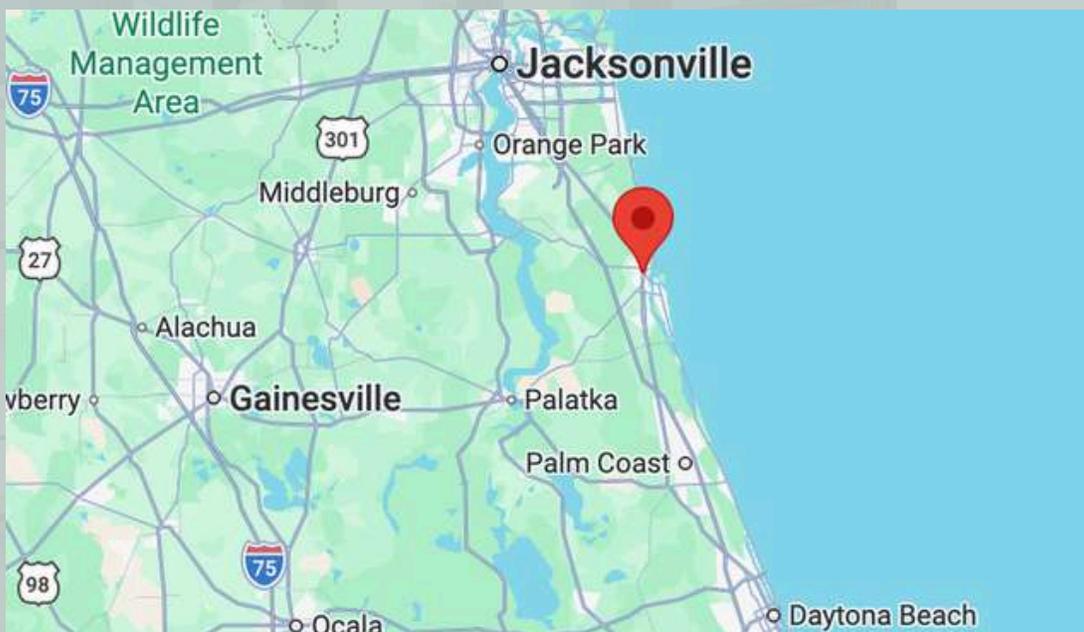
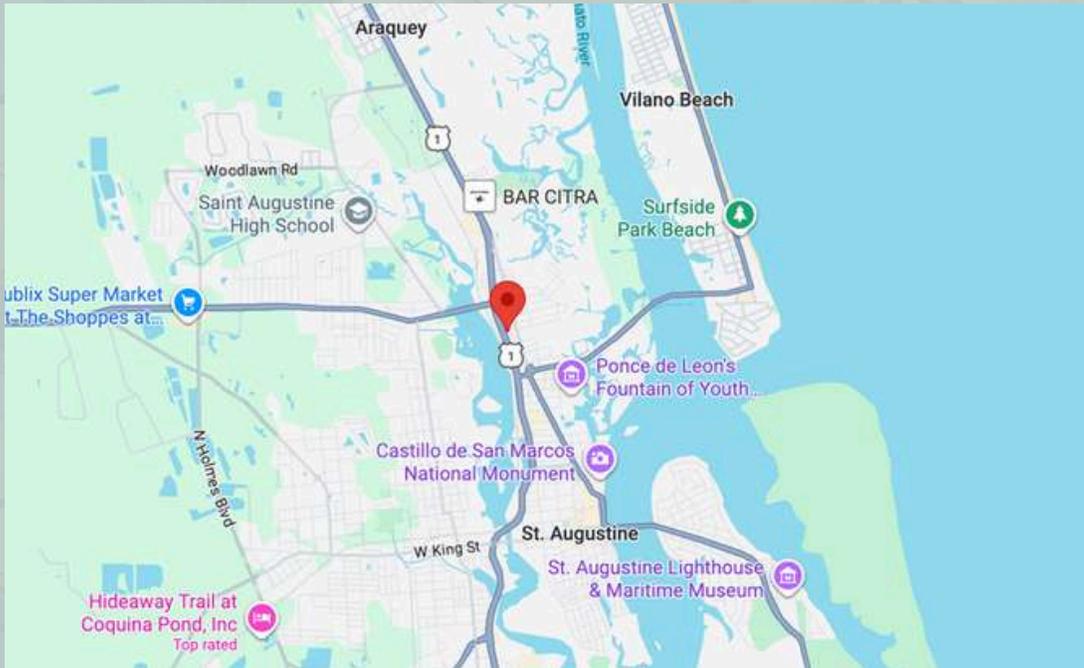


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Location

Located in vibrant St. Augustine within St. Johns County, this property offers easy access to Northeast Florida's coastal communities.

Positioned on US-1 / Ponce De Leon Boulevard with quick connections to I-95, it links seamlessly north to Jacksonville and the airport, and south to Palm Coast, attracting both local customers and seasonal visitors.



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Auto Repair Shop

The property features a well-established auto service facility designed for efficient operations and customer convenience.



Built in 1986, the auto shop totals approximately 6,716 square feet and includes eight drive-in service bays, with four full lifts and one half rack, allowing for a wide range of automotive services. The building also contains approximately 1,012 square feet of air-conditioned space, which includes two office areas, a reception desk, and a customer seating area.



The structure is primarily a one-story frame building, with two second-floor storage areas located above the office section and on the opposite end of the building, providing additional operational space. The shop can be accessed through the gas station area or directly from the Center Street entrance, which leads to ample customer parking and the main service entrance.

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Gas Station Mini Mart

Positioned at the front of the property, the gas station and mini mart provide high visibility and convenient access from busy US-1 / Ponce De Leon Boulevard. Built in 2002, the site serves both local residents and seasonal visitors traveling through St. Augustine.



The 780-square-foot convenience store is complemented by fuel pumps on both sides, ensuring efficient traffic flow and easy fueling access. The layout is ideal for high-volume customer turnover, catering to commuters and tourists alike.



The property was upgraded with new underground fuel tanks in 2008, featuring a dual-compartment fuel tank system for safety and efficiency. Detailed system specifications and permits are available for review, supporting a smooth transition for new ownership. This portion of the property is currently operated by a month to month tenant which can be either occupied or renegotiated by a new owner.

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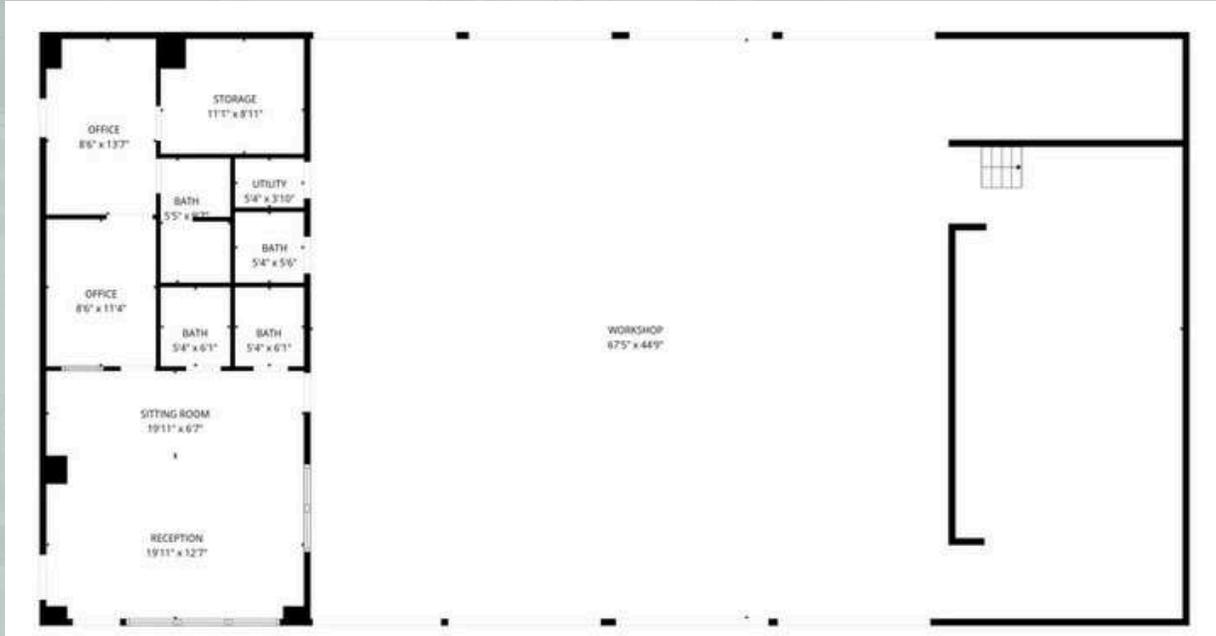


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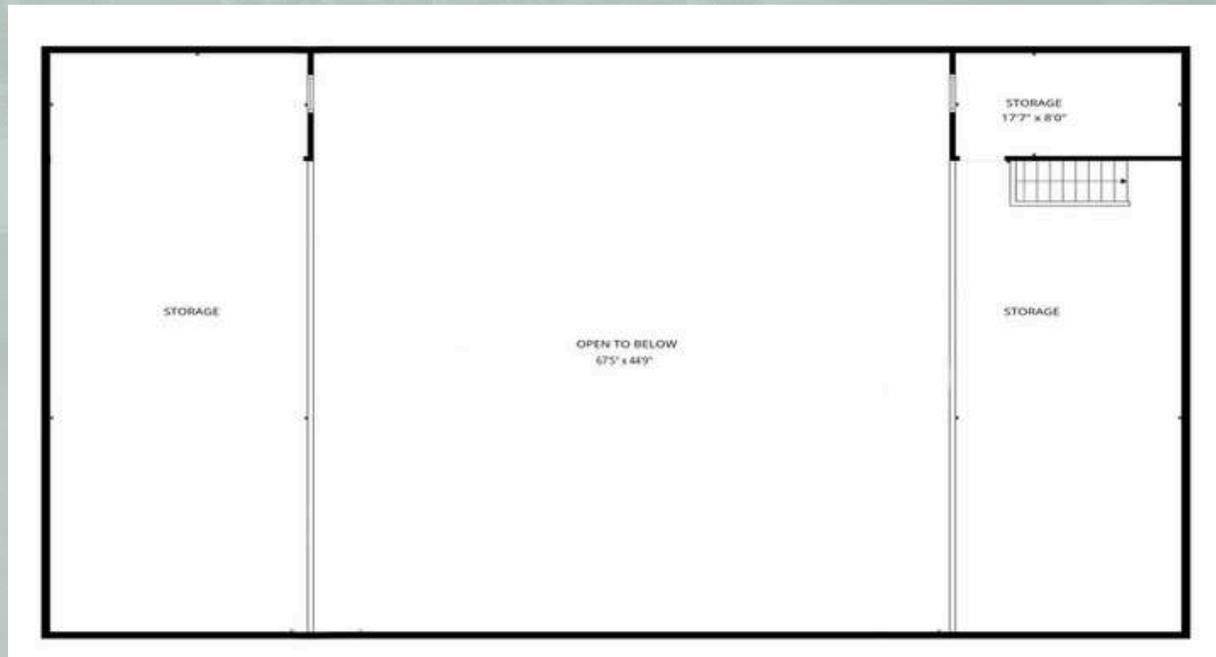
Floor Plans

Auto Repair Shop

1st Floor



2nd Floor



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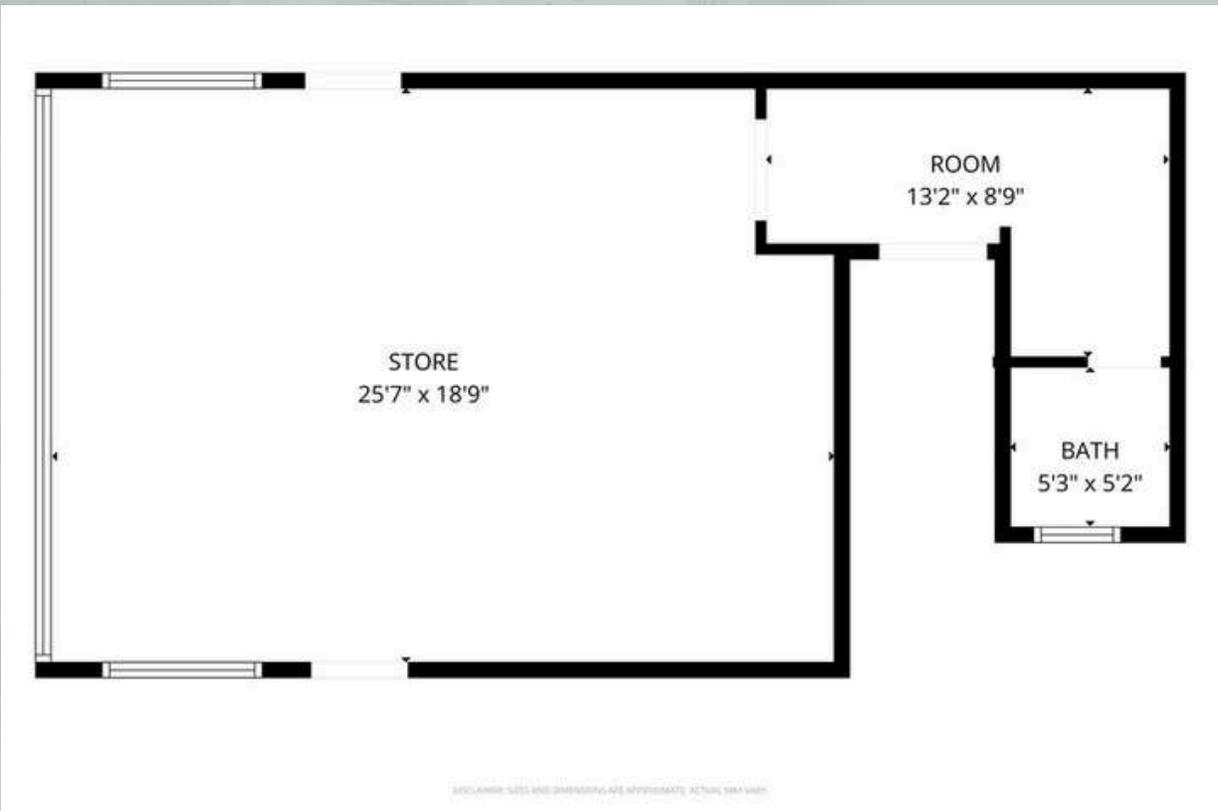
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Floor Plans

Gas Station Mini Mart



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Zoning CM-2

This zoning designation allows a variety of commercial uses, and interested parties should consult the City of St. Augustine's zoning code or planning department for a complete list of allowable uses and any applicable requirements.

3/4/26, 9:39 AM

St. Augustine, FL Code of Ordinances

Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures.* As for CM-1 ([section 28-208](#)), and in addition:

- a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.
- b. Service establishments of all kinds including automobile service station or truck stop (see [section 28-338](#)) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstery, furniture refinishing and similar establishments.
- c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.
- d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.
- e. Hotels and motels with or without kitchenettes.
- f. Building trades contractor not requiring outside storage; nor the use of any vehicle in excess of one-ton capacity; nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- g. Multifamily dwellings as for RG-1.
- h. Colleges.
- i. Shopping plaza or shopping center.
- j. Intermediate care facilities.
- k. Agricultural market, outdoor or indoor.
- l. Special event venue as per [section 28-347\(8\)](#).

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Zoning CM-2



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St. Augustine, FL Code of Ordinances

- m. Craft alcohol industry. See also [section 28-209\(1\)d.](#) for limitations on any type of wholesale, jobber or distributorship business.
- n. Home-based business.
- o. Mobile food dispensing vehicle as per [section 28-347\(9\).](#)
- p. Mobile food truck court as per [section 28-347\(9\).](#)
- (2) *Permitted accessory uses.* See [section 28-348.](#)
- (3) *Permissible uses by exception:*
 - a. As provided in [section 28-347.](#)
 - b. Wholesale, warehouse, or storage use, to include miniwarehouses, and self-storage facilities.
 - c. Building trades contractor with outside storage yard and heavy construction equipment.
 - d. Boatyard.
 - e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
 - f. Bulk storage yards, including bulk storage of flammable liquids and resiliency facilities.
 - g. Open air theaters, but not drive-in theaters.
 - h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time during a twenty-four-hour period constitutes a day.
 - i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
 - j. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
 - k. Uses and structures as for RG-1 ([section 28-163](#)).
 - l. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, one hundred (100) feet.
 - b. Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.
- (5) *Maximum lot coverage of all buildings.* Seventy-five (75) percent.
- (6) *Minimum yard requirements:*

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Zoning CM-2



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St. Augustine, FL Code of Ordinances

- a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet minimum and no maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.
 - b. Side, five (5) feet.
 - c. Rear, five (5) feet.
 - d. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the chart in the design standards.
- (7) *Maximum height of structures:* Thirty-five (35) feet.
- (8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

(Code 1964, § 33-45; Ord. No. 93-03, § 1, 2-22-93; Ord. No. 00-04, § 1, 4-10-00; Ord. No. 03-17, § 5, 6-23-03; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 2007-10, § 1, 7-9-07; Ord. No. 09-16, § 1, 5-11-09; Ord. 10-12, § 1, 4-12-10; Ord. No. 10-23, § 1, 8-9-10; Ord. No. 14-27, § 1, 12-8-14; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-02, § 1, 1-25-16; Ord. No. 18-09, § 4, 6-25-18; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 1, 10-11-21; Ord. No. 22-07, § 1, 3-28-22; Ord. No. 23-16, § 3, 5-22-23; Ord. No. 24-19, § 2, 6-24-24)

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2350 N Ponce De Leon Blvd,
St Augustine, FL

Tax 2025



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Jennifer Ravan, CFC
St. Johns County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PARCEL NUMBER	ESCROW CD	Millage Code
156240-0060		452

THIS BILL IS FULLY PAID

2350 N PONCE DE LEON BLVD SAINT AUGUSTINE 32084
4-44 SANCHEZ SUB WHITE CITY
LOT 6 (EX R/W OF RD #5 IN
DB208/397) & ALL LOTS 7 THRU 10
BLK B OR3104/813

FIRST COAST TIRE AND BP INC
2350 N PONCE DE LEON BLVD
SAINT AUGUSTINE FL 32084-2628

MAILING ADDRESS: PO Box 9001, St. Augustine, FL 32085
(904) 209-2250

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
AD VALOREM TAXES					
COUNTY					
GENERAL	577,786	4.4999	0	577,786	2,599.98
ROAD	577,786	0.8444	0	577,786	487.88
HEALTH	577,786	0.0160	0	577,786	9.24
SCHOOL					
SCHOOL-STATE LAW	745,055	3.0240	0	745,055	2,253.05
SCHOOL - LOCAL BOARD	745,055	2.2480	0	745,055	1,674.89
SCHOOL-VOTED MILLAGE	745,055	1.0000	0	745,055	745.05
SIRWMD	577,786	0.1793	0	577,786	103.60
MOSQUITO	577,786	0.1600	0	577,786	92.45
CITY OF ST AUGUSTINE	577,786	7.5000	0	577,786	4,333.40
FL INLAND NAV DISTRICT	577,786	0.0270	0	577,786	15.60
PORT AUTHORITY	577,786	0.0566	0	577,786	32.70

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the St. Johns County Property Appraiser for exemption/assessment questions; www.sjcpa.us or (904) 827-5500.

TOTAL MILLAGE	19.5552	AD VALOREM TAXES	12,347.84
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LEVYING AUTHORITY	RATE	AMOUNT
4105 C OF S A FIRE ASSESS FEE	1.00 Unit @1042.6900	1,042.69

SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS	1,042.69
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COMBINED TAXES AND ASSESSMENTS 13,390.53 See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	13,390.53	-401.72	0.00	12,988.81	0.00

Jennifer Ravan, CFC
St. Johns County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

124003.0000

PARCEL NUMBER	ESCROW CD	Millage Code
156240-0060		452

THIS BILL IS FULLY PAID

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4-44 SANCHEZ SUB WHITE CITY
LOT 6 (EX R/W OF RD #5 IN
DB208/397) & ALL LOTS 7 THRU 10
BLK B OR3104/813

FIRST COAST TIRE AND BP INC
2350 N PONCE DE LEON BLVD
SAINT AUGUSTINE FL 32084-2628

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN U.S. FUNDS TO JENNIFER RAVAN, TAX COLLECTOR - P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	13,390.53	-401.72	0.00	12,988.81	0.00

Receipt(s) 2025-925978 on 12/30/25 for \$12,988.81 by first coast tire

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



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Overview

This prime St. Augustine property offers a rare combination of commercial opportunities along high-traffic US-1 / Ponce De Leon Boulevard.

Situated in vibrant St. Johns County, the site provides convenient access to I-95, connecting north to Jacksonville and the airport, and south to Palm Coast and Northeast Florida's coastal communities.

The property features a fully equipped auto shop and a gas station with a 780-square-foot mini-mart, both positioned for maximum visibility and customer access. Upgrades include dual-compartment underground fuel tanks (2008) and a well-laid-out service area, supporting efficient traffic flow and high-volume operations.



Zoned CM-2 by the City of St. Augustine, the property allows a variety of commercial uses. Prospective buyers are encouraged to consult the City's zoning code or planning department for complete details on allowable uses and requirements. This location is ideal for investors or business owners seeking a high-visibility, versatile site in one of Northeast Florida's most dynamic markets.

Jena Dennis
BROKER & PROPRIETRESS

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Ranked #21 out of over 11,000 agents
in NE Florida by Top Producers

Ranked #12 from The List of Top
Residential Real Estate Agents 2024
in the Jacksonville Business Journal



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