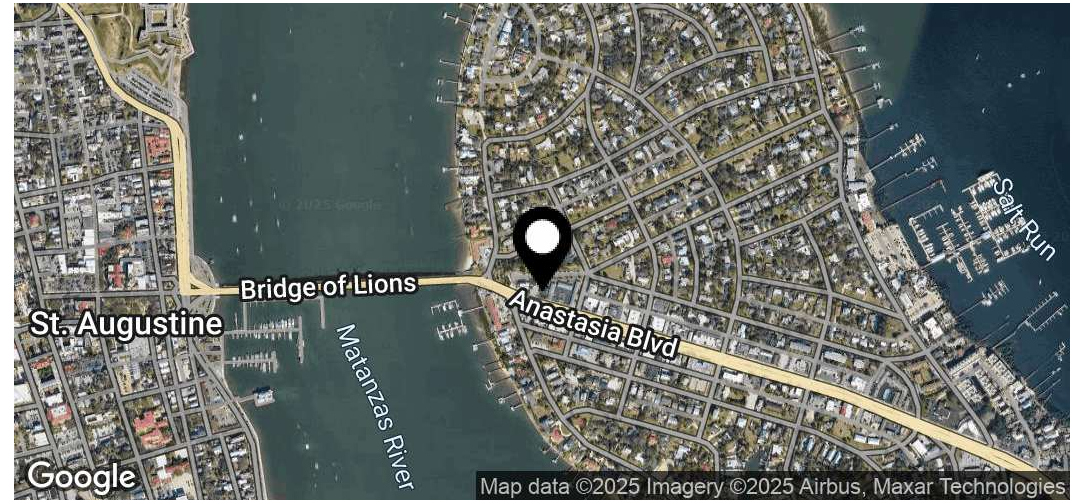


Nobby's Sports Bar

10 Anastasia Blvd, Saint Augustine, FL 32080

FOR SALE / LEASE

Executive Summary



Offering Summary

List Price	\$1,600,000
Lease Rate	\$12,000 Per Month
Price / GSF	\$53.51
Lease Type	NNN
GSF	2,691 SF
Seating Capacity	88 Seats
Parking Spaces	14 Spaces
Year Built/Site Size	1950 / 10,890 SF
Occupancy	Owner Occupied

Property Overview

This property is also available for purchase for \$1,600,000. 4 Cop Liquor License is available for purchase as well for \$750,000. Owner financing terms are available and to be determined, subject to offer and Seller approval.

Property Highlights

- 2,691 SF restaurant type building designed as bar/tavern with stage for live music
- Built in 1950, Concrete Block Construction, Accessory Building
- Zoned CL2 for versatile commercial use, City of St. Augustine
- Prime location on Anastasia Island adjacent to Bridge of Lions and Historic District
- High visibility and traffic on Anastasia Boulevard, the main commercial corridor on the Island
- Ample parking for customers and clients, Walkable location from Historic District

Joe Hatin

VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

Florida Network Realty

4190 Belfort Rd. Ste. 475
Jacksonville, FL 32216
904.296.6400
<https://www.bhhs.com/florida-network-realty-fl303>

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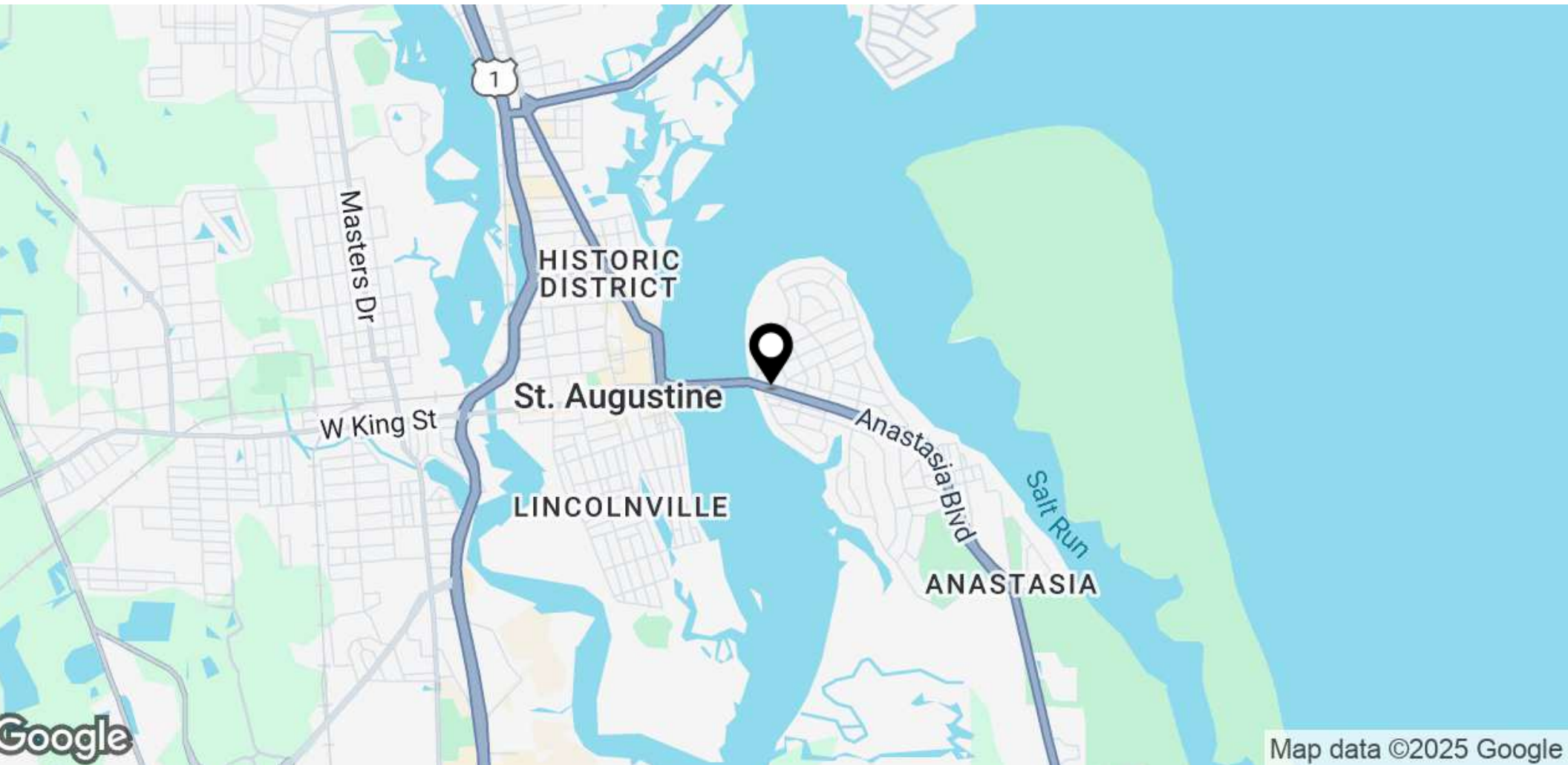
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Location Map



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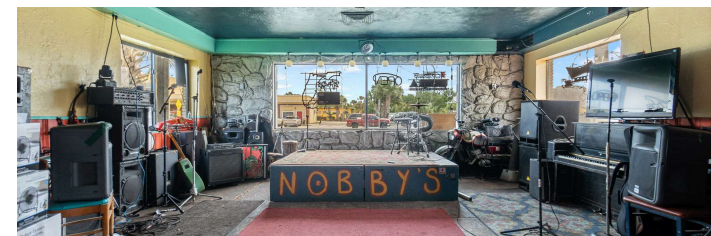
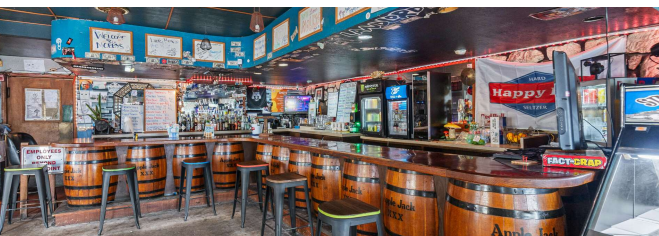
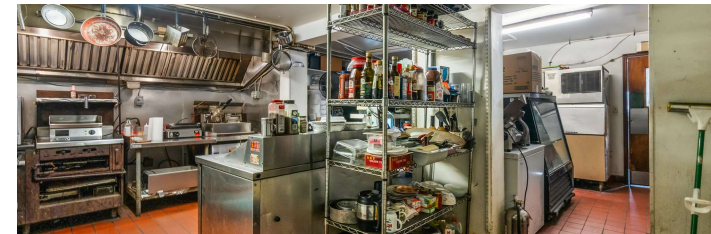
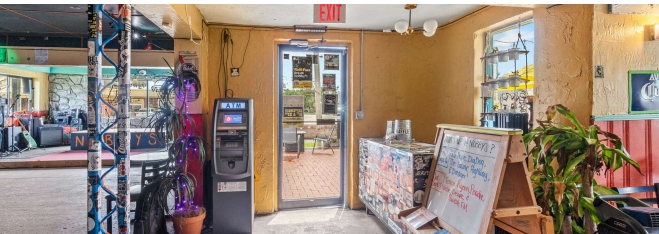
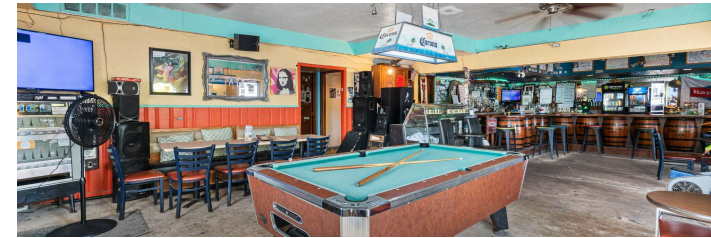
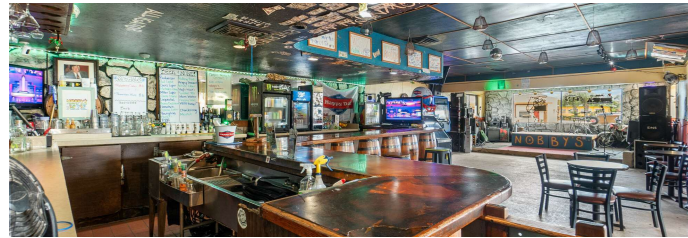
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Nobby's Sports Bar

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Additional Photos



Joe Hatin
VP, Commercial Division
904 296 6400
joe.hatin@floridanetworkrealty.com

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Nobby's Sports Bar

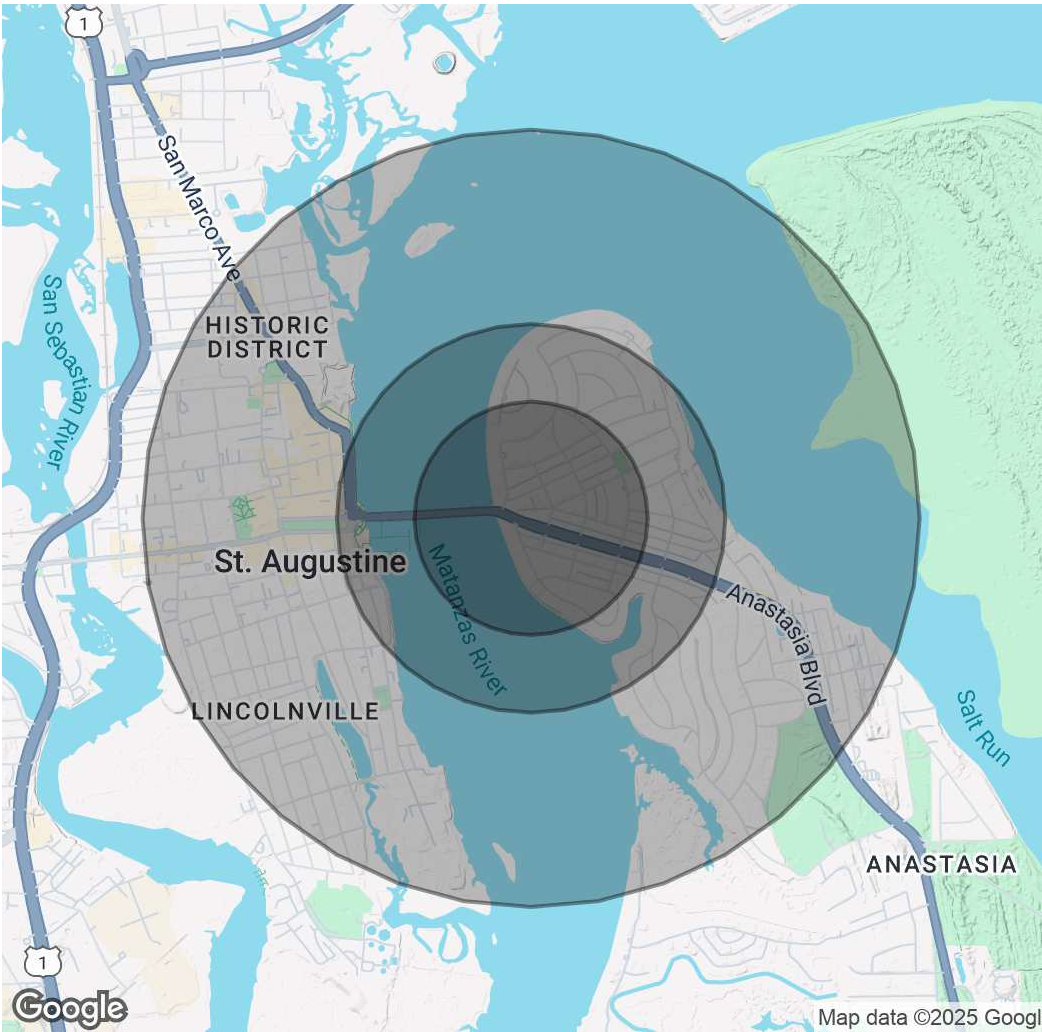
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FOR SALE / LEASE
Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	560	1,281	5,139
Average Age	49	51	49
Average Age (Male)	48	50	48
Average Age (Female)	50	52	50

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	268	611	2,251
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$143,029	\$143,454	\$139,492
Average House Value	\$793,865	\$830,311	\$733,756

Demographics data derived from AlphaMap



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Nobby's Sports Bar

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Commercial Advisor



Joe Hatin

VP, Commercial Division

joe.hatin@floridanetworkrealty.com

Direct: **904.296.6400** | Cell: **904.669.5099**

Professional Background

I lead our company's commercial real estate division and oversee the education, training, and coaching programs for all our agents. With over 25 years of real estate experience, I started out in the appraisal field, earning my state certification as a general appraiser before becoming a licensed Broker. My work has spanned both residential and commercial properties, giving me the opportunity to focus on property re-sales, purchases, and investments. Throughout my career, I've built a reputation for being an innovator and leader in the industry. I've also owned and operated my own appraisal business and brokerage. My background as a Broker, manager, developer, appraiser, and entrepreneur has been key to the success of my real estate business.

I hold a bachelor's degree from the University of Florida. I'm passionate about advanced career education, committed to community and charitable initiatives, and actively involved in various industry and community organizations.

Education

University of Florida, 1991

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