

COMMERCIAL SPACE FOR SALE
961687 Gateway Blvd Unit 101B,
Fernandina Beach, FL 32034



Tenant-occupied professional office condominium offering an established income stream in one of Amelia Island's most recognizable commercial locations. Situated in the Village Center at Gateway to Amelia, this approximately 1,170 SF first-floor office features a functional layout well suited for medical, healthcare, or other professional-service uses. The property is part of an established office condominium complex with ample shared paved parking and is surrounded by a strong mix of businesses, restaurants, and professional services. Conveniently positioned at the primary entrance to Amelia Island, the location provides excellent access to SR 200/A1A and Amelia Island Parkway. The existing lease conveys with the sale, providing an attractive opportunity for an investor seeking a well-located, income-producing commercial property on Amelia Island. Please do not disturb the tenant. Showings are by appointment only.

Condo fees are \$590.85/month

PROPERTY FEATURES:

- ***1,170 SQ FT***
- ***Large Shared Parking Lot***
- ***Tenant Occupied, First Floor Office***

ASKING PRICE: \$350,000



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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.

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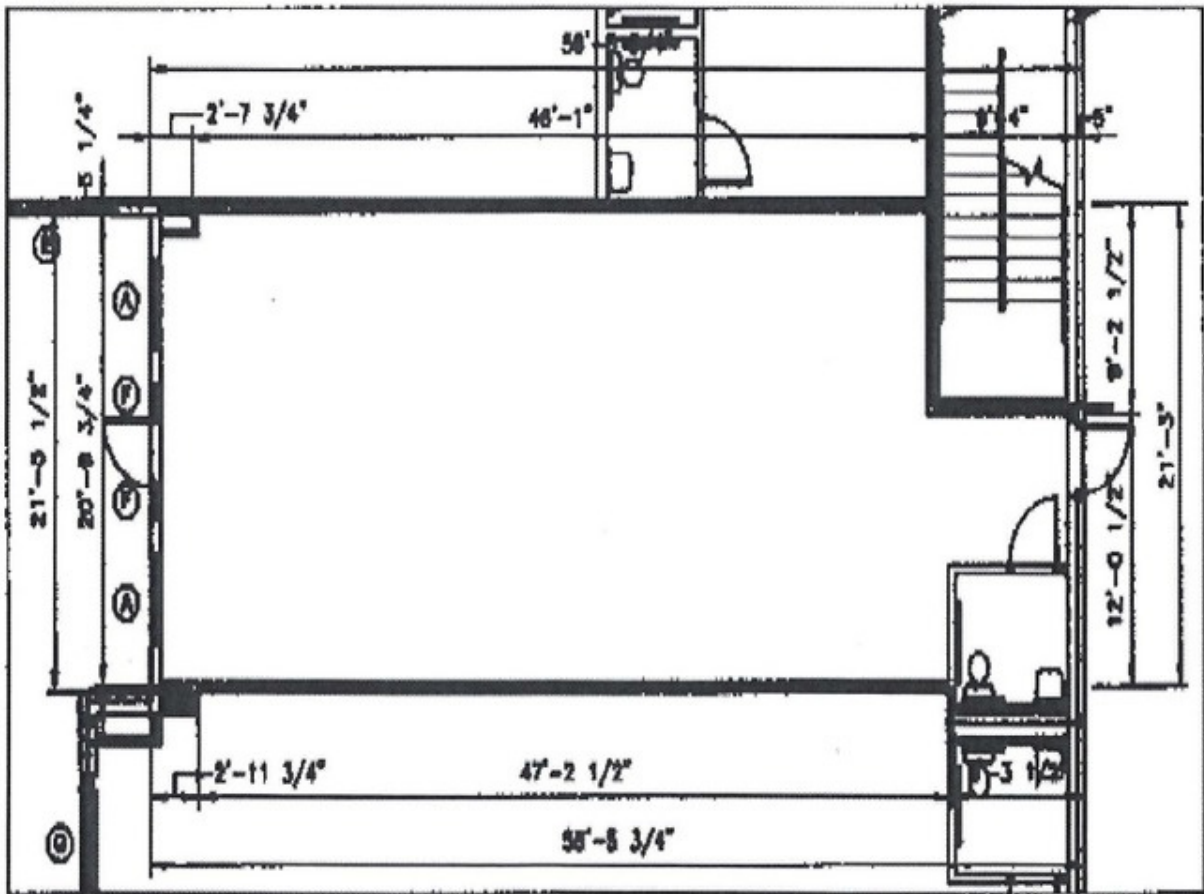


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SUITE 101B LAYOUT



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