

67 S Dixie Hwy, St Augustine, 32084

\$1,100,000



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Realty



2420 SQ FT OFFICE BUILDING & ADDL 0.13-ACRE VACANT COMMERCIAL LOT



South St Augustine



Zoning: CL-2



Multiple Office Suites



Addl Vacant Lot

Property Summary

Ideal for office, salon, medical, or retail use, this building features multiple office suites, workrooms & storage areas. Included are six parking spaces and a 0.13-acre vacant lot for future development or additional parking. A month-to-month tenant in place, this property presents a strong investment opportunity.



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67 S Dixie Hwy, St Augustine

Multiple Office Suites



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This versatile property, zoned CL-2, is designed to accommodate a variety of uses, including office, medical, or retail spaces. The well-maintained building spans multiple office suites, workrooms, storage areas, two kitchen/break room spaces, and three bathrooms. Several suites are equipped with sinks and plumbing, making them especially suitable for salons, medical practices, and other specialized uses.

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Two Parcels Included



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This property encompasses two parcels: a 2420 sq ft office building with six dedicated parking spaces and a fully fenced 0.13-acre vacant commercial lot in the rear. The vacant lot provides additional parking or offers potential for future development, giving you flexibility to tailor the space to your needs. Roof & some HVAC replaced in 2022.

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Lot View

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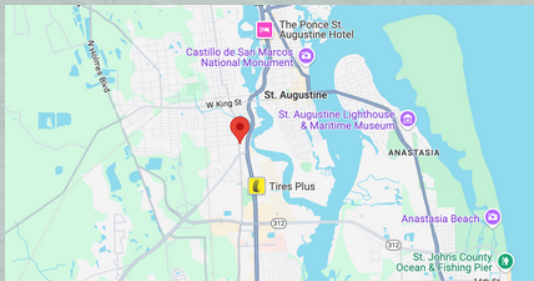
Location



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Strategically located just minutes from the vibrant heart of downtown St. Augustine, this property enjoys exceptional visibility and accessibility.

Its position along S Dixie Highway provides high traffic exposure, making it ideal for businesses seeking a central and convenient location. Surrounded by a mix of established businesses and residential neighborhoods, this versatile property benefits from a steady flow of potential clients and customers. The proximity to historic St. Augustine ensures a dynamic environment, attracting both locals and visitors alike.



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Zoning CL-2



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Sec. 28-207. - Commercial low-two: CL-2.

Intent. This district is intended to apply to areas where low intensity commercial uses may be located to serve one (1) or more neighborhoods. The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged.

(1) *Permitted uses and structures:*

- a. Retail outlets such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, home furnishings and appliances (including incidental repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating and similar products.
- b. Service establishments such as hair salons, shoe repair shop, restaurant (but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices and similar activities.
- c. Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- d. All types of professional and business offices, union hall and similar uses.
- e. Art gallery; museum; community center; vocational, trade or business school; colleges and universities; and similar uses.
- f. An establishment or facility for the retail sale or service of all alcoholic beverages either for on-premises or off-premises consumption, or both (but not drive-in).
- g. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on premises.
- h. Commercial parking lots, automobile parking garages.
 - i. Hotels and motels without kitchenettes (maximum of fifty (50) units).
 - j. Single-family dwellings as for RG-1 (section 28-163).
 - k. Shopping plaza.
 - l. Churches.



Zoning Continued

- m. Multiple-family dwellings as for RG-1.
 - n. Tattoo parlor or studio.
 - o. Micropigmentation clinic.
 - p. Craft alcohol industry. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
 - q. Home-based business.
 - r. Mobile food dispensing vehicle as per [section 28-347\(9\)](#).
 - s. Mobile food truck court as per [section 28-347\(9\)](#).
- (2) *Permitted accessory uses.* See [section 28-348](#).
- (3) *Permissible uses by exception:*
- a. Automobile service station (see [section 28-338](#)), repair garages, new or used automobile sales lot.
 - b. Drive-in restaurant and other drive-in uses.
 - c. Child care center, home occupations or private school, all as provided in [section 28-347](#).
 - d. Housing for the elderly, roominghouses or boardinghouses and similar uses; all in compliance with [section 28-163\(4\)](#), for lot requirements, yards and other provisions.
 - e. Hospital and intermediate care facility.
 - f. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.
 - g. Candy manufacturing.
 - h. Uses and structures as in RG-2 ([section 28-164](#)).
 - i. Shopping center.
 - j. Establishments for handcrafted small signs made primarily of wood. Such work to take place within a wholly enclosed building, such building not to exceed one thousand six hundred (1,600) square feet. The planning and building manager may establish, by rule, criteria for determination of the maximum size of signs to be produced in such establishments, taking into consideration the maximum size of signs permitted within the City of St. Augustine in the various commercial zones, including Historic Preservation Zones and taking into account that it is not the intent of this section to authorize, under any circumstances, internally illuminated signs, billboards or signs containing moveable parts and that the craftsmanship intended by this section is intended to be similar in skills required in cabinet making.
 - k. Tourist attraction.
 - l. Special event venue as per [section 28-347\(8\)](#).

Zoning Continued

m. Dormitory.

(4) *Minimum lot requirements (width and area).* None, except as specifically required for certain uses.

(5) *Maximum lot coverage of all buildings.* Sixty (60) percent.

(6) *Minimum yard requirements:*

a. Front, zero feet minimum, fifteen (15) feet 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.

(Code 1964, § 33-43; Ord. No. 93-35, § 1, 12-13-93; Ord. No. 96-34, § 1, 7-8-96; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 15-02, § 1, 12-14-15; 16-06, § 2, 2-8-16; 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)

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Owner Financing & Tenants in Place

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The seller is willing to offer owner financing with the following terms: 20% down, 8% interest, and a balloon payment due in 1-3 years. Terms of repayment are negotiable, enhancing the attractiveness of this property for investors and business owners alike.



The building currently has a month-to-month tenant occupying half of the space, who is eager to discuss terms with a new owner.

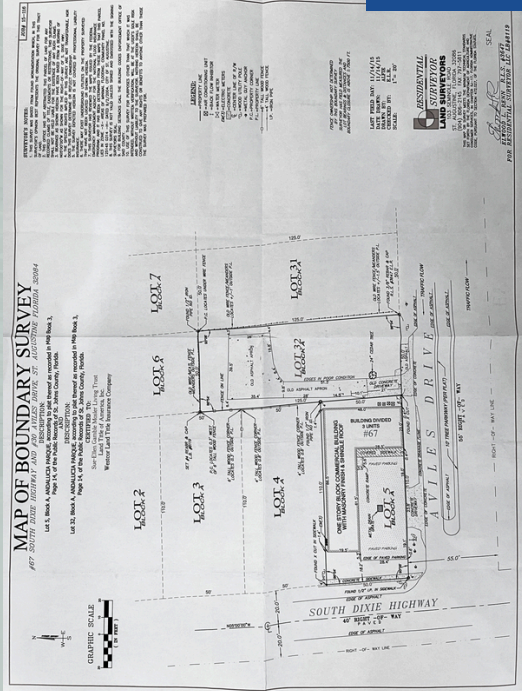


Seize this rare opportunity to invest in a commercial property that offers both immediate income potential and room for growth.

Survey



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Property Summary

Endless possibilities for office, medical, retail, or specialized businesses. The 2,420 sq. ft. building includes multiple office suites, storage, two kitchen/break areas, and three bathrooms, with plumbing in select suites. Fenced 0.13-acre vacant lot, perfect for additional parking or future development. Recent updates include a new roof and some HVAC systems in 2022. Tenant occupying half the space on a month-to-month basis. Owner financing available. This property is an exceptional opportunity for investors or business owners to customize and grow.



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Owner Financing Available

Zoned CL-2



Tenant In Place

2,420 Sq Ft Building



2 Parcels Included

New Roof



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