

4425 US-1 #101, St Augustine, 32086

\$649,000



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Realty



HIGH-VISIBILITY COMMERCIAL CONDO IN THE HEART OF ST. AUGUSTINE SHORES

Property Summary



Positioned on US-1



1,876 sq ft unit



Zoning: PUD



POA covering maintenance

Position your business for success at Ancient City Plaza, a well-established commercial center on busy US-1 in the thriving St. Augustine Shores corridor. This 1,876-square-foot corner unit offers outstanding visibility, abundant natural light, convenient front and rear access, and ample shared parking.



JENA DENNIS

JenaDennis@GERealty.us

904 806 4274



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

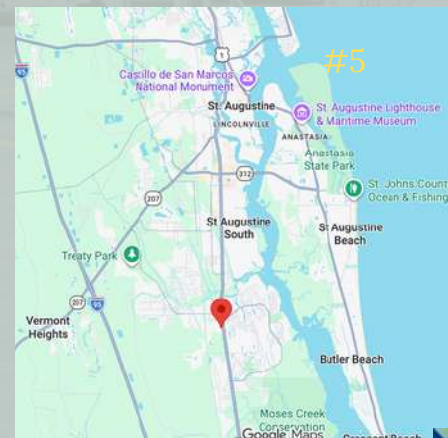
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Location

Located within Ancient City Plaza along busy US-1, this premium corner unit enjoys exceptional visibility in one of the St. Augustine Shores area's most established commercial centers.



The plaza is home to a diverse mix of businesses that generate consistent customer activity throughout the day, while the property's prominent end-unit location captures the attention of thousands of passing motorists. Surrounded by established neighborhoods, retail, restaurants, and everyday services, this highly accessible location provides outstanding exposure and a built-in customer base for a wide variety of retail, office, or professional uses.



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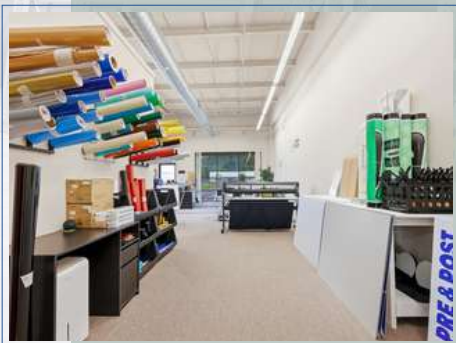
Unit and Ameneties

Welcoming customers with an attractive storefront and expansive display windows, this end-unit space creates a strong first impression from the moment they arrive.

Inside, visitors are greeted by an open reception and retail area anchored by a centrally positioned front service desk, providing an inviting and functional space to assist customers while maximizing the flexibility of the showroom.



Offering 1,876 square feet of versatile commercial space, the main area is enhanced by high ceilings and an open layout that creates a bright, spacious atmosphere. Clean white walls and neutral finishes provide a blank canvas ready to complement any business vision, whether for retail, professional offices, a showroom, or a creative workspace. The flexible floor plan allows the space to be utilized as-is or reimaged to suit a variety of commercial concepts and future business needs.



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Unit and Ameneties

Beyond the main showroom, the interior is thoughtfully arranged to support a variety of business operations.

The space includes a private office for administrative or client meetings, a dedicated workshop area, a rear storage and IT room, a convenient kitchenette, and a full bathroom with shower. Two rear access doors provide additional flexibility for deliveries, employees, or separate workflow, creating a functional layout that can easily adapt to a wide range of commercial or professional uses.



Designed with both comfort and functionality in mind, the interior is fully insulated and climate-controlled with central air conditioning, providing a comfortable environment year-round. Large front display windows invite abundant natural light into the space, while the efficient floor plan offers clear sightlines and seamless flow between work areas. Whether serving customers, collaborating with staff, or showcasing products, the unit delivers a professional setting that is equally suited for immediate occupancy or future customization.



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Floor Plan

The accompanying floor plan illustrates the unit's efficient and flexible layout, designed to accommodate a variety of business operations. With a welcoming front retail and

The accompanying floor plan illustrates the unit's efficient and flexible layout, designed to accommodate a variety of business operations. With a welcoming front retail and reception area, private office, workshop, storage/IT room, kitchenette, full bathroom, and dual access points, the space offers an ideal balance of customer-facing and operational areas. Whether maintained in its current configuration or reimagined to meet specific business needs, the layout provides exceptional versatility for retail, office, or service-oriented uses.



BECAUSE SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



4425 US-1 #101, St Augustine, 32086

Tax Bill 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

142582.0000

PARCEL NUMBER	ESCROW CD	Millage Code
185160-0105		300

THIS BILL IS FULLY PAID

4425 S US HIGHWAY 1 SAINT AUGUSTINE 32086
(OR2268/1425) ANCIENT CITY PLAZA EAST CONDO
UNIT E OR4815/611

A PERFECT BALANCE LLC
4425 US HIGHWAY 1 S #101
SAINT AUGUSTINE FL 32086

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY					
GENERAL	244,900	4.4999	0	244,900	1,102.03
ROAD	244,900	0.8444	0	244,900	206.79
HEALTH	244,900	0.0160	0	244,900	3.92
SCHOOL					
SCHOOL-STATE LAW	244,900	3.0240	0	244,900	740.58
SCHOOL - LOCAL BOARD	244,900	2.2480	0	244,900	550.54
SCHOOL-VOTED MILLAGE	244,900	1.0000	0	244,900	244.90
SJRWMD	244,900	0.1793	0	244,900	43.91
FIRE	244,900	1.4700	0	244,900	360.00
MOSQUITO	244,900	0.1600	0	244,900	39.18
FL INLAND NAV DISTRICT	244,900	0.0270	0	244,900	6.61

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 13.4686 AD VALOREM TAXES 3,298.46

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.stjohnstax.us

NON AD VALOREM ASSESSMENTS 0.00

COMBINED TAXES AND ASSESSMENTS 3,298.46 See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,298.46	-131.94	0.00	3,166.52	0.00

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4425 S US HIGHWAY 1 SAINT AUGUSTINE 32086
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A PERFECT BALANCE LLC
4425 US HIGHWAY 1 S #101
SAINT AUGUSTINE FL 32086

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
	3,298.46	-131.94	0.00	3,166.52	0.00

Receipt(s) 2025-905143 on 11/05/25 for \$3,166.52 by Quick Signs

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Jena Dennis - 904 806 4274 - JenaDennis@GERealty.us



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Zoning: PUD



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Table of Allowable Uses in Zoning Districts
Table 2.02.02

Zone District Use Category	O R	R S E	R S 1	R S 2	R S 3	R G 1	R G 2	R M H	R M H (S)	W H	OP	C N	C G	C H T	T C M U	C I	C R	C H I	C W	I W	H I	P S	A D	P U D	P R D
Residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agricultural	A																						A	A	A
Cultural / Institutional	A										A	A	A	A	A	A	A						A	A	A
Neighborhood Business												A	A	A	A	A	A						A	A	A
General Business													A		A	A							A	A	
Town Center Mixed Use															A									A	
High Intensity Commercial																A		A	A				A	A	
Highway Commercial														A		A							A	A	
Rural Commercial																	A							A	A
Light Industrial																			A	A			A	A	
Heavy Industrial																				A	A		A	A	
Mining & Extraction	A																		A	A			A	A	A
Office & Professional											A	A	A		A	A							A	A	
Outdoor / Passive	A	A	A	A	A	A	A	A	A	A					A								A	A	A
Neighborhood Public Service	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
General Public Service																A			A	A	A	A	A	A	
Reg. Business & Commercial																A							A	A	
Reg. Cultural & Entertainment																A								A	
Solid Waste & Correct. Fac.	A																				A			A	

A - means the Use is allowable by right or by Special Use



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Utilities



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Current Utility Providers

Property address:

4425 US-1 S #101

1. Electric: Florida Power & Light
2. Water: St. Johns County, FL - Utilities
3. Sewer: St. Johns County, FL - Utilities
4. Trash: FCC Environmental Services
5. Gas: Not Applicable
6. Internet: AT&T Fiber
7. Home security: Not Applicable
8. Cable/TV: Not Applicable
9. Pool Service: Not Applicable
10. Lawn Care: Ocean View Landscape (contracted thru association)
11. Other: May Management

Notes:



Property Summary

4425 US Highway 1 South, Unit 101 offers an outstanding opportunity to own a well-maintained commercial condominium in the established Ancient City Plaza. This 1,876-square-foot corner unit combines excellent visibility, a versatile floor plan, and quality construction, making it an ideal choice for retail, office, professional, or service-oriented businesses seeking a strategic location in the growing St. Augustine market.

Designed for long-term functionality and flexibility, the property features a welcoming customer area, private office, workshop, storage, kitchenette, full bathroom, and multiple access points to support a wide range of business operations. Zoned PUD and professionally maintained through the owners' associations, this move-in-ready commercial space is well suited for owner-users and investors alike.



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Thriving restaurant and bar

Brewery built in 2022

Frontage on A1A & A Street



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