



Recent Improvements

8880 A1A S
Saint Augustine, FL 32080

Interior Buildout started in Fall 2022
Certificate of Occupancy: 1/25/2024

Unless otherwise noted, the following improvements were made between May 2022 and January 2024

- Roof - main roof and Mansard (2023)
- Electrical - wiring and fixtures (200amp 3phase 120v/240v)
- Plumbing - 2 water closets, 2 lavatories, 2 service sinks, 2 mop sinks, 1 floor drain, 3 hand wash sinks, 1 water heater, 1 inside ice machine hookup.
- HVAC – one system, total tonnage 12.5
- Impact film on inside of windows
- New walk-in cooler
- Floor sanded and non-skid coating on original floor & flake floor for rest of flooring
- 2 new sewer pumps, updated plumbing and valves in the lift station
- Palm trees planted
- Signs installed
- Pad and hook up for ice machine
- Hook ups for food truck
- Security camera system
- Monitored Alarm system
- All new drywall and insulation
- Stainless backsplash, tables and counters
- Metal ceiling and trusses painted
- Exterior cement board on front of building
- Engineer directed maintenance of block coatings and steel trusses (2023)
- Exterior Block painted with Lexon (2025)

201 OWENS AVENUE (CORNER OF A1A AND OWENS AVE.) - ST. AUGUSTINE, FLORIDA 32080

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