



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

**FOR SALE**

## **NEWER WAREHOUSE BUILDING PLUS 1/2 ACRE OF LAND!**

5950 US Highway 1 South  
Saint Augustine, FL 32086

AVAILABLE SPACE  
1,800SF Building and 1/2 Acre Land

For Sale...\$799,000.00

### **FEATURES**

- GREAT OPEN WORK BAY FOR ALL PROJECTS REQUIRING 110v AND 220v
- COMMERCIAL GENERAL ALLOWS FOR LOTS OF DIFFERENT BUSINESS OPPORTUNITIES

### **AREA**

DIRECTLY ON BUSY US HIGHWAY 1 SOUTH IN ST AUGUSTINE



### **OFFICE**

Eric Maimo  
904 537 6443  
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**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**  
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717

CBCWORLDWIDE.COM



LEASE

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5950 US Highway 1 South, Saint Augustine, FL 32086



## INVESTMENT OFFERING SUMMARY

Available SF: 1,800SF BUILDING  
AND 1/2 ACRE LAND

Lot Size: 0.85 Acres

Year Built: 2018

Building Size: 1,800 SF

Zoning: CG

Market: St Augustine

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## PROPERTY OVERVIEW

This is AN INVESTMENT OPPORTUNITY that is FULLY OCCUPIED with LEASES IN PLACE through the END OF 2022! STEEL BUILDING DIRECTLY ON BUSY US1 SOUTH IN ST AUGUSTINE. EASY ACCESS WITH PLENTY OF OVERFLOW PARKING AS THERE IS A CLEARED 1/2 ACRE BEHIND BUILDING FOR PARKING AND TURN AROUND FOR BIG DELIVERY TRUCKS.

## PROPERTY HIGHLIGHTS



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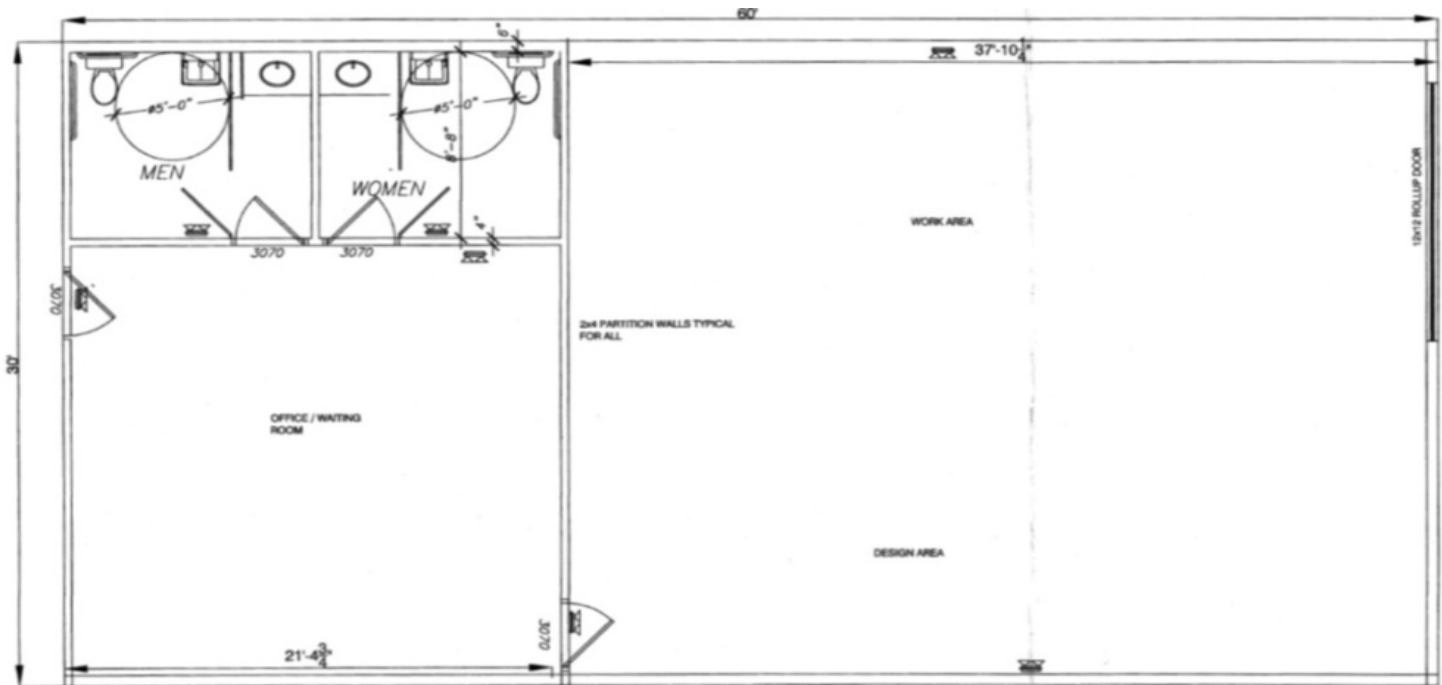




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**FLOOR PLAN**

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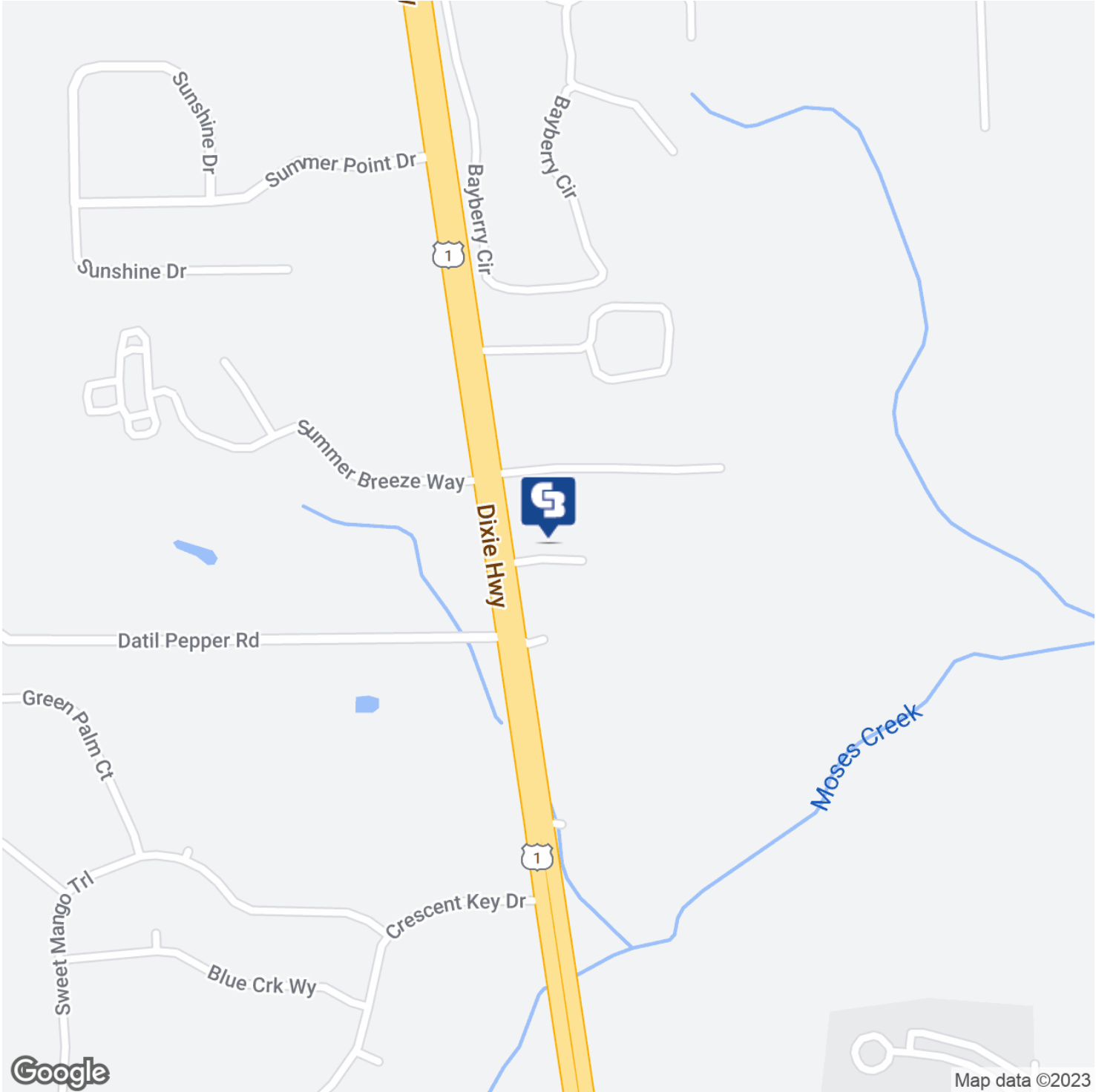
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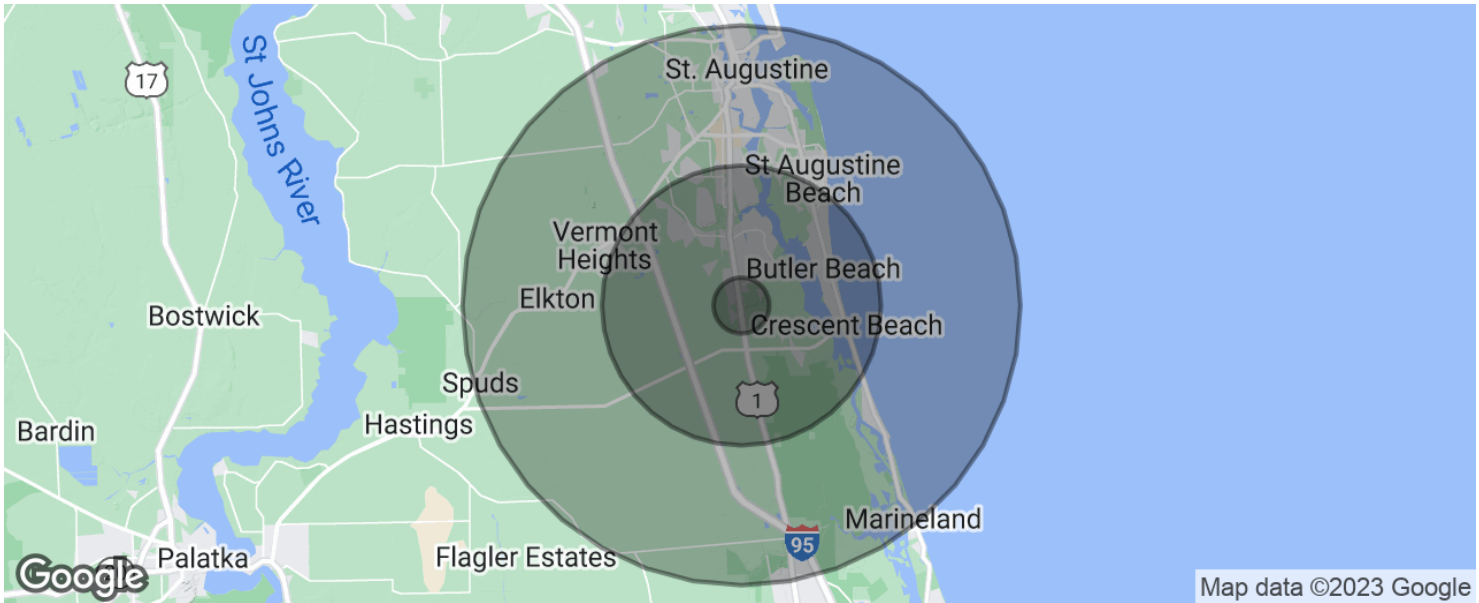
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,202	31,973	78,180
Median age	45.3	48.0	44.9
Median age (Male)	45.4	46.3	43.6
Median age (Female)	44.2	49.5	45.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	455	13,778	32,788
# of persons per HH	2.6	2.3	2.4
Average HH income	\$68,195	\$68,766	\$63,742
Average house value		\$310,755	\$344,411

\* Demographic data derived from 2020 ACS - US Census

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Monthly Income	SF	Month Gross	Annual % Inc.	Lease Expiration	Options
Tenant					
Oceanview Landscape MGMT		\$ 3,403.37	3%	1-Nov-22	One 3yr
Total Monthly Income		\$ 3,403.37			
<u>Yearly Expenses</u>			<u>Summary</u>		
Insurance		\$ 551.05		Yearly Income	\$ 40,840.44
RE Taxes		\$ 3,022.65		Yearly Expenses	\$ 3,573.70
			<u>N.O.I.</u>		\$ 37,266.74
			<u>Asking Price</u>		\$ 699,000.00
Total Expenses		\$ 3,573.70	<u>Cap Rate</u>		5.33%