

SALE

THE GERONA BUILDING

2692 Us-1, Saint Augustine, FL 32086 St. Augustine, FL 32086



PROPERTY DESCRIPTION

Prime Investment Opportunity – PROFORMA 10 CAP

Multi-Tenant Office Building with Strong Income Potential
Located on high-traffic US-1 in St. Augustine, FL, this two-story office building presents a unique opportunity for investors seeking consistent cash flow and long-term value. With 20 individual office units, each suitable for single or multi-person occupancy, this property offers a versatile layout that can be easily customized to meet tenant demand.

Purchase includes the neighboring house at 101 Gerona Street that could be rezoned to allow additional commercial use or expansion. FLU: Mixed Use Commercial

This office building is an excellent addition to any investment portfolio, combining strong location, flexible rental options, and the potential for steady income growth. Don't miss the chance to invest in a property with substantial upside and minimal overhead.

OFFERING SUMMARY

Sale Price:	\$1,299,000
Lot Size:	0.43 Acres
Building Size:	6,717 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,117	14,869	29,670
Total Population	5,204	36,403	71,095
Average HH Income	\$89,160	\$97,459	\$99,557

Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

THE GERONA BUILDING

2692 Us-1, Saint Augustine, FL 32086 St. Augustine, FL 32086



Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777

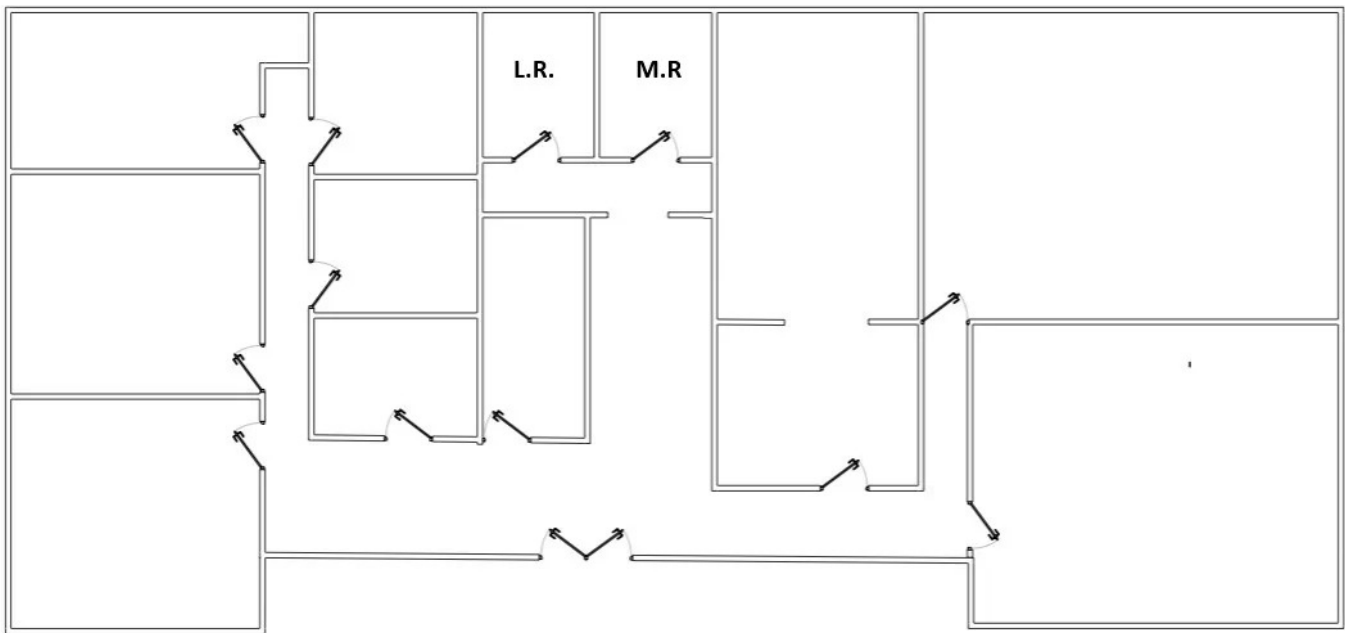
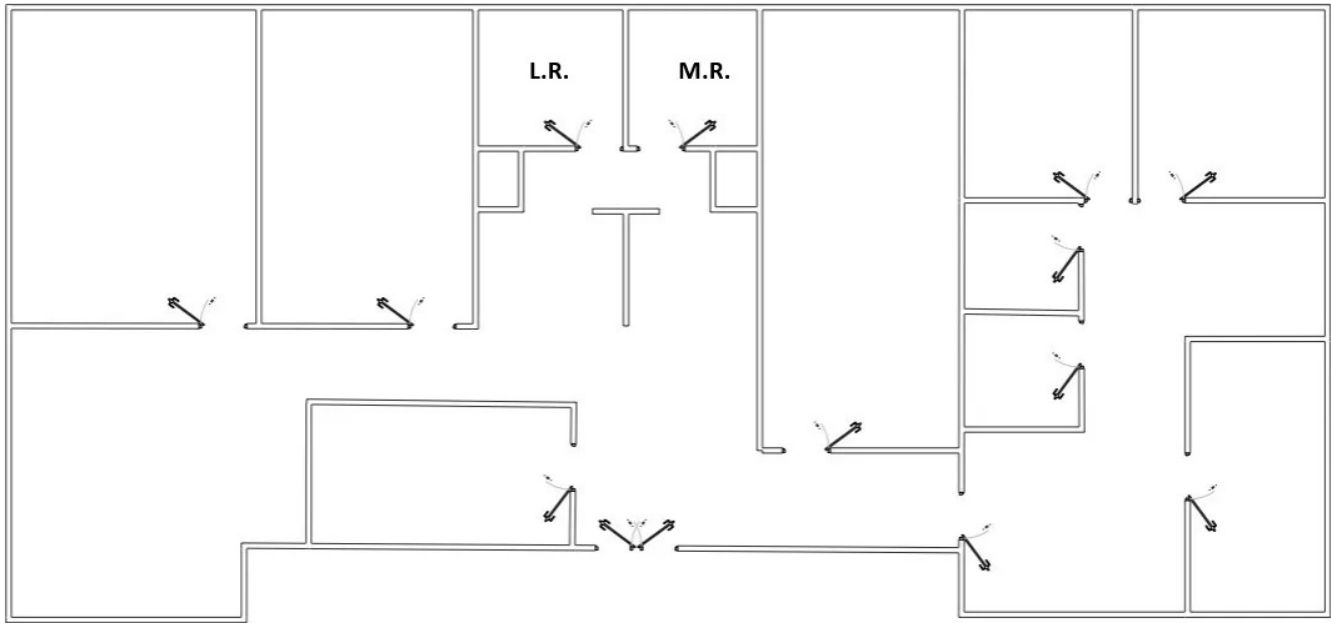


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

THE GERONA BUILDING

2692 Us-1, Saint Augustine, FL 32086 St. Augustine, FL 32086



Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

Monthly Income	SF	Month Gross	PSF	Lease Expiration	Options	PSF2
Gerona 1st Floor	2948	\$ 7,370.00	\$ 30.00	Proforma		
Gerona 2nd Floor	2948	\$ 4,913.00	\$ 20.00	Proforma		
101 Gerona	821	\$ 2,052.50	\$ 30.00	Proforma		
	6717					
Total Monthly Income		\$ 14,335.50				
Yearly Expenses			<u>Summary</u>			
Insurance	1.25	\$ 8,396.25		Yearly Income	\$ 172,026.00	
RE Taxes* based on ask	90%	\$ 15,824.00		Yearly Expenses	\$ 41,422.85	\$ 6.17
Vacancy Loss	15.00%	\$ 25,803.90	<u>N.O.I.</u>		\$ 130,603.15	
Maintance/Landscape	10%	\$ 17,202.60	<u>Asking Price</u>		\$ 1,300,000.00	
Total Expenses		\$ 67,226.75	<u>Cap Rate</u>		10.05%	

SALE

THE GERONA BUILDING

2692 Us-1, Saint Augustine, FL 32086 St. Augustine, FL 32086



Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777

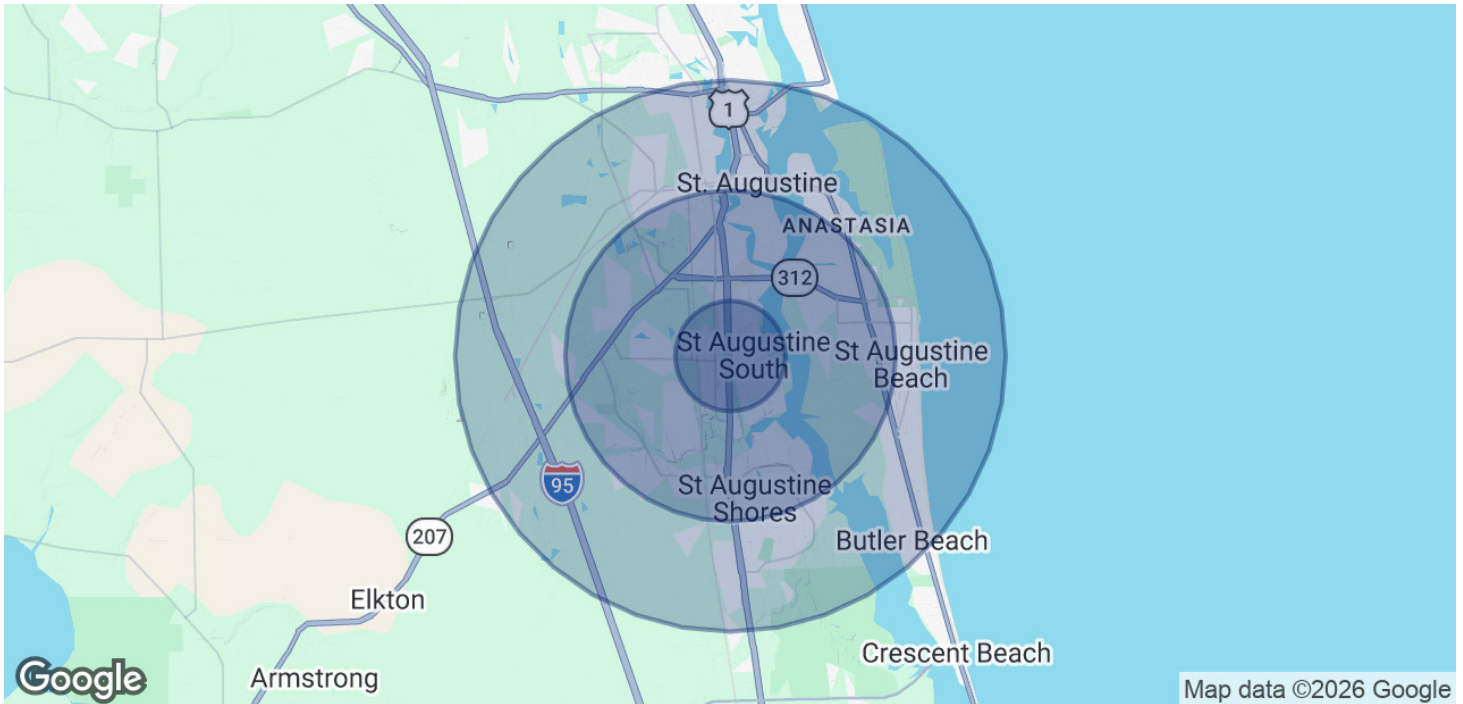


**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

SALE

THE GERONA BUILDING

2692 Us-1, Saint Augustine, FL 32086 St. Augustine, FL 32086



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,204	36,403	71,095
Average Age	47	48.4	49.3
Average Age (Male)	44.7	45.8	47.6
Average Age (Female)	50.2	51.5	51.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,117	14,869	29,670
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$89,160	\$97,459	\$99,557
Average House Value	\$355,339	\$399,826	\$416,865

2023 American Community Survey (ACS)

Bob Buckmaster, CCIM
(904) 827-1717

Adam Lanteigne
(904) 584-7777



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES