



# FOR SALE

ENDLESS POSSIBILITIES RENTAL OPPORTUNITY

📍 201 8TH ST, PORT ST. JOE, FL 32456

A beautifully restored historic property on a high-visibility corner lot with bay views, blending timeless character with modern updates and flexible C-1 zoning. Positioned in the heart of Port St. Joe, this property offers excellent visibility and accessibility, making it ideal for commercial, creative, or live/work use.



## PROPERTY HIGHLIGHTS

- Historic landmark in Port St. Joe commercial area
- Fully renovated interior with modern systems
- Heart pine floors, 12-ft tongue-and-groove walls
- Updated kitchen with Alabama White Marble
- Wrap-around porch with bay views
- Corner lot with high visibility
- Short-term rental allowed
- Walk to downtown + 2 blocks to boat launch



**ELI DUARTE**  
**REALTOR®**  
LICENSE # 3017012

850-227-5152

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## INTERIOR FEATURES

- Bay windows
- Cathedral ceilings
- Crown molding
- Multiple fireplaces
- Kitchen island
- Newly painted
- Recessed lighting
- Renovated throughout
- Walk-in closet
- Washer/dryer hookups
- Historic woodwork preserved
- Hardwood and tile flooring
- Wood interior walls
- Central AC + electric heat

## EXTERIOR + STRUCTURE

- Exterior: Wood siding
- Roof: Metal
- Foundation: Block / brick-mortar
- Frame: Wood frame
- Stories: 1
- Total Area: 3,929 SF
- Heated Area: 2,770 SF
- Actual Year Built: 1918
- Effective Year Built: 2010
- Lot Size: 100' × 170' (0.39 acres)
- Land Use Code: Single Family (0100)
- Land Category: PSJ-1STBLK (2 lots)
- Utilities: City water, sewer, electric, cable
- Parking: 10 spaces (boat, driveway, garage, golf cart)
- Water View: Bay
- Flood Zone: AE
- Parcel ID: 04936-000R



## LOCATION HIGHLIGHTS

- Located in the Historic District
- Corner lot with high visibility
- Within ½ mile of water
- Walkable to downtown Port St. Joe
- 2 blocks to boat ramp
- Easy access to Hwy 98
- Sidewalks + paved city street frontage



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## IDEAL USES

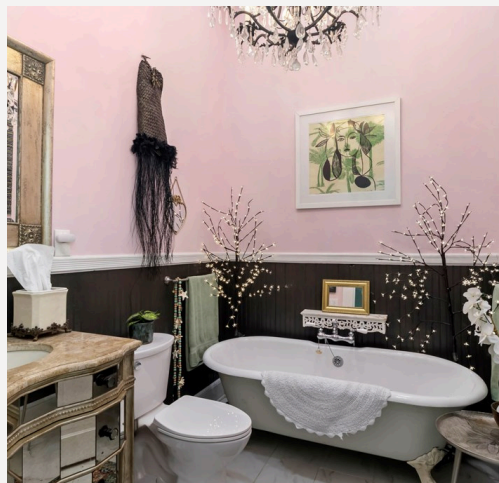
- Bed and Breakfast
- Boutique commercial
- Creative studio
- STR investment
- Office or professional services
- Spa/Medical Facility

## AVAILABILITY

- Heated Area: 2,770 SF
- Lot: 100' x 170' (0.39 acres)
- Zoning: C-1 (Commercial)
- 10 Parking Spots
- Total Area: 3,929 SF
- Heated Area: 2,770 SF

OFFERED AT

**\$1,100,000**



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## LISTING DETAILS

- 3 Bedrooms
- 3 Bathrooms
- Total Area: 3,929 SF
- Heated Area: 2,770 SF
- Actual Year Built: 1918
- Effective Year Built: 2010
- MLS# 326619
- Asking Price \$1,100,000



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