



## 69 S. Dixie Highway Saint Augustine, FL 32084

### Property Details

Land/Lot Size	250' x 110'
Building SF	8,466 sq.ft.
Parking	29 Spaces
No. Tenants	6 (see rent roll)
Traffic Count	207/US1 38,500 207/S. Dixie Hwy 11,000
N.O.I.	68,857
Cap Rate	6.9%
Price	\$995,000
Price/Sq. Ft.	\$117
Owner Financing	10% Down

**Comments:** Oaks Plaza - Income producing center with owner financing available. Diverse tenant mix close to major intersection of US 1 & 207.



**For Details Call:**



**A.J. McGuinness**  
cell: (904) 687-9603  
ajmre@bellsouth.net