



**RESTAURANT
BUILDING
FOR SALE**
3,101sf - .32 Acs
**Anastasia Island
(A1A South)**

LOCATION: The Property is located on Anastasia Island at 604 Anastasia Boulevard (A1A), just South of the Historic Bridge of Lions in St. Augustine, FL

LAND/BUILDING: A single story restaurant building with 3,101sf of space on a parcel of land containing approximately 13,956sf (.32 Acs±) with 132' of frontage on A1A.



UTILITIES: City Water/Sewer

ZONING: Commercial Low-2 (CL-2)

TRAFFIC COUNT: 21,000 AADT (2011) **PARKING:** 40 Spaces **TAXES:** \$4,487.34 (2012)

PRICE: \$495,000

COMMENTS: Compact trade area near St. Augustine Beach. Seating capacity approximately 60. Hood included in price. Building can be easily retrofitted and modernized.

FOR DETAILS PLEASE CALL SAM BARRESI
(904) 823-3300 or CELL (609) 290-5335
Email: sambarre@msn.com



69 South Dixie Highway, Unit D
St. Augustine, Florida 32084
904-823-3300 · FAX 904-823-3390
Email: office@mcprealty.net
www.mcguinness-commercial.com

McGuinness Commercial Properties is the exclusive agent and represents the Owner. All inquiries concerning this property must be made through this office.

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