

FOR SALE

961687 Gateway Blvd, Units 201K & 201M,
Fernandina Beach, FL 32034

OFFERED AT
$685,000







Commercial Investment Property! Professional, well-established, tenant in place with long-term lease agreement and positive net cash flow. This is perfect for an investor looking to diversify their investment portfolio and have a commercial rental. Two professional office condos located on the 2nd floor of the Village Center at Gateway. Space includes a front lobby & reception area, large conference room with lots of natural light, 4 large offices, each with two workspaces, a large open work area, a storage / IT room, a break room and a spacious showroom. There is plenty of parking in the front and back of the building and an easy walk to nearby restaurants Cantina Louie and Captain Jack's.



Phil Griffin
904.556.9140
phil@acrfl.com

ACR
Amelia Coastal Realty

Tara Thousand
904.710.1870
tara@acrfl.com



www.acrfl.com 904.261.2770















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Amelia Coastal Realty

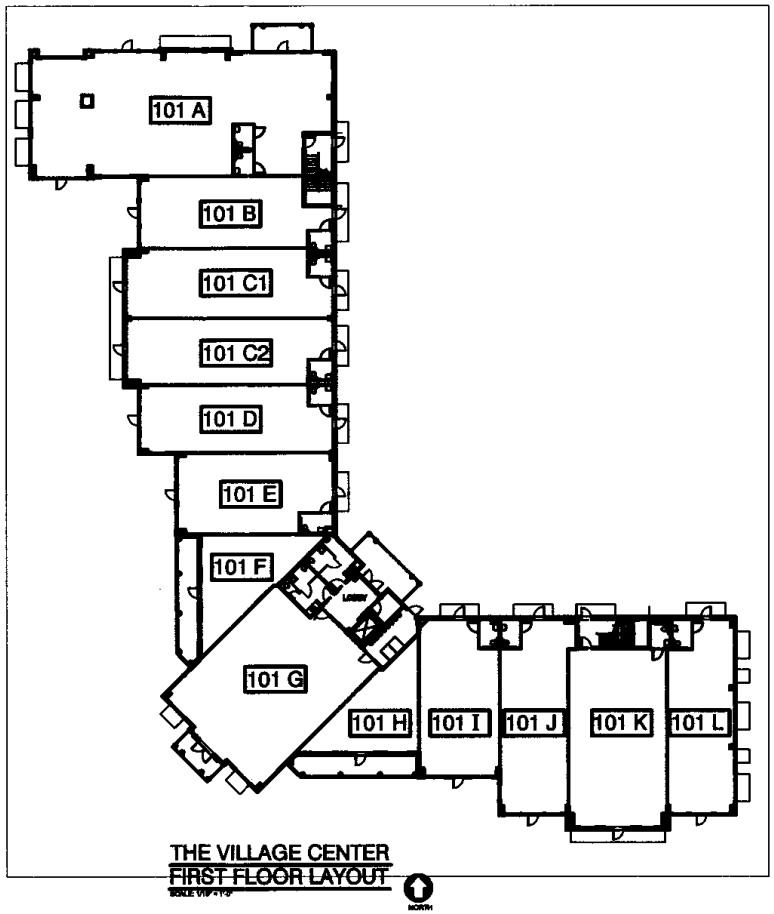
Tara Thousand
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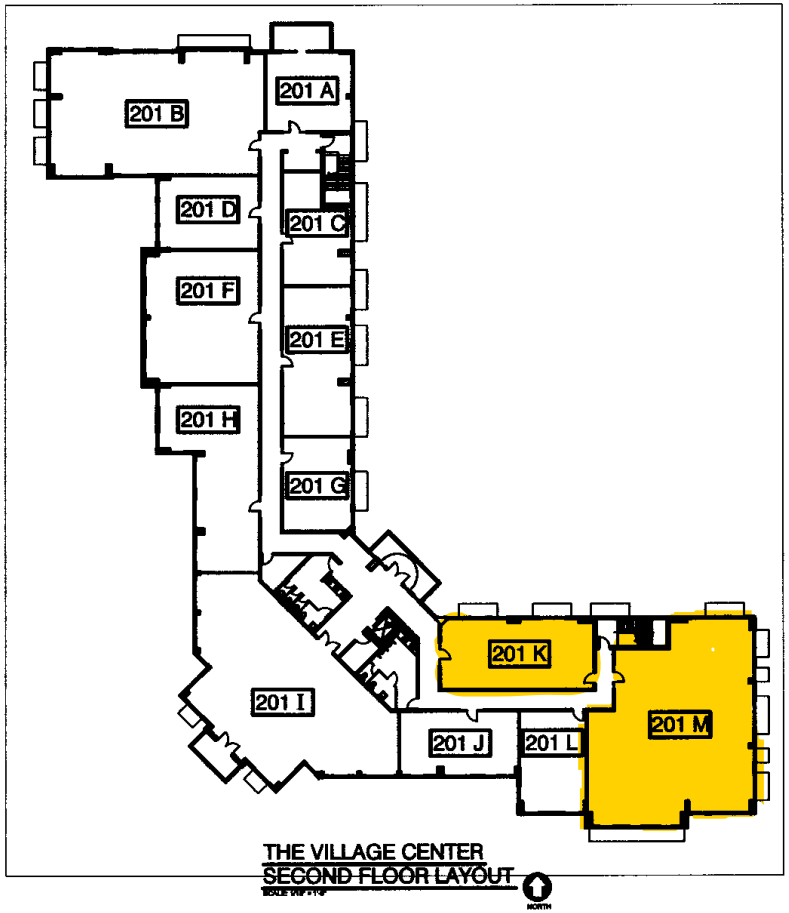
www.acrfl.com 904.261.2770

CONDO LAYOUT

EXHIBIT "D"



THE VILLAGE CENTER
FIRST FLOOR LAYOUT



THE VILLAGE CENTER
SECOND FLOOR LAYOUT

GIBRALTAR DESIGN
ARCHITECTURE ENGINEERING INTERIOR DESIGN

2 STORY
OFFICE/RETAIL BUILDING

THE VILLAGE CENTER AT GATEWAY TO AMELIA A CONDOMINIUM

GATEWAY TO AMELIA
AMELIA ISLAND, FLORIDA

COMPASS GROUP, INC.

GIBRALTAR DESIGN

PROJECT #
DATE

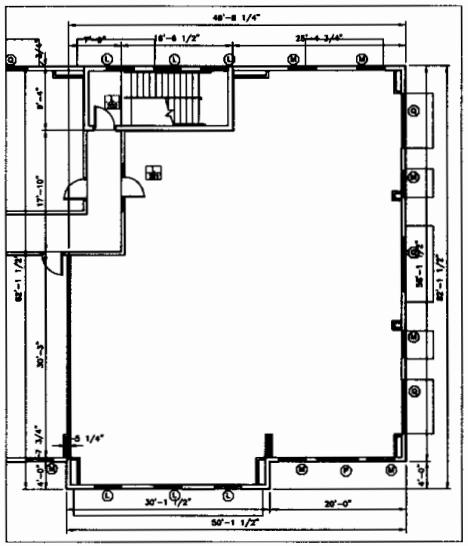
FIRST FLOOR LAYOUT
SECOND FLOOR LAYOUT

THE VILLAGE CENTER AT GATEWAY TO AMELIA A CONDOMINIUM

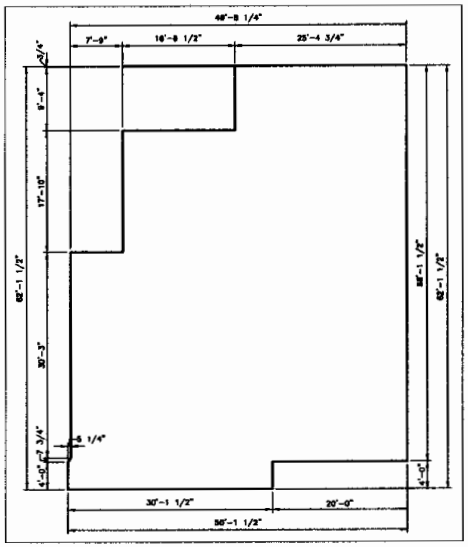
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EXHIBIT D, PAGE 1

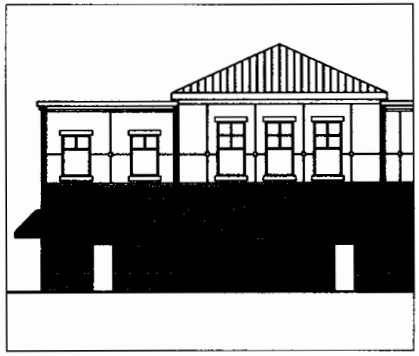
201M LAYOUT



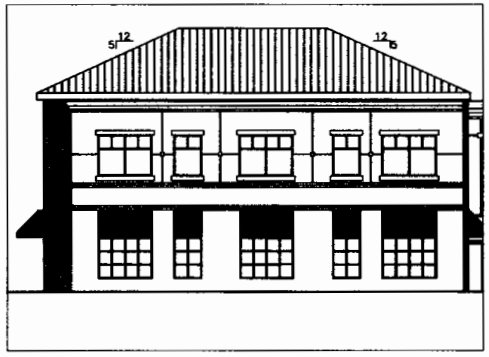
SUITE 201M LAYOUT



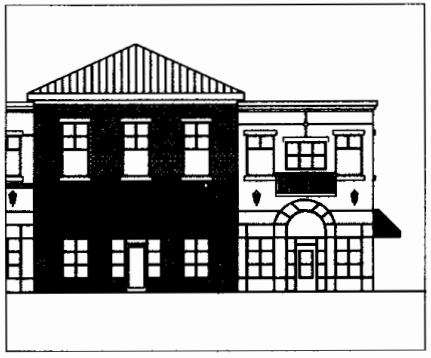
SUITE 201M LAYOUT



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL DESCRIPTION

2,643 SF. OFFICE BUILD OUT WITH PREPPED GYP BOARD WALLS, 2x2 ACOUSTICAL CEILING, CARPET OR VINYL COMPOSITION TILE FLOOR COVERING, ELEC. PANEL, HVAC W/EQUIP.

GIBRALTAR DESIGN

ARCHITECTURE ENGINEERING INTERIOR DESIGN

2 STORY
OFFICE/RETAIL BUILDING

THE VILLAGE CENTER AT GATEWAY TO AMELIA A CONDOMINIUM

GATEWAY TO AMELIA
AMELIA ISLAND, FLORIDA

COMPASS GROUP, INC.

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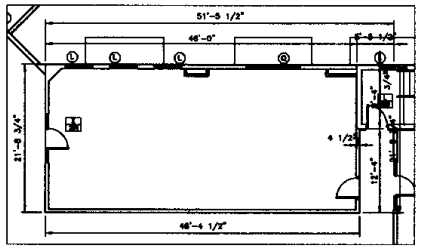
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DRAWING
SUITE 201M
SECOND FLOOR

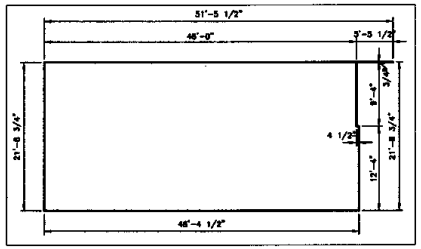
THE VILLAGE CENTER AT GATEWAY TO AMELIA A CONDOMINIUM

SHEET
201M

201K LAYOUT



SUITE 201K LAYOUT



SUITE 201K LAYOUT



NORTH ELEVATION

GIBRALTAR DESIGN
ARCHITECTURE ENGINEERING INTERIOR DESIGN

2 STORY
OFFICE/RETAIL BUILDING
THE VILLAGE CENTER AT GATEWAY TO AMELIA A CONDOMINIUM
GATEWAY TO AMELIA
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PROJECT
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COPYRIGHT NOTICE:

GENERAL DESCRIPTION
1,004 SF. OFFICE BUILD OUT WITH PREPPED GYP BOARD WALLS, 2x2 ACOUSTICAL CEILING, CARPET OR VINYL COMPOSITION TILE FLOOR COVERING, ELEC. PANEL, HVAC W/EQUIP.

DRAWING
SUITE 201K
SECOND FLOOR

THE VILLAGE CENTER
AT GATEWAY TO AMELIA
A CONDOMINIUM

SHEET
201K