COMMERCIAL PROPERTY FOR SALE

432 S 8TH ST, FERNANDINA BEACH, FL 32034



Investment or Owner-User Opportunity on popular 8th Street, the main commercial corridor on Amelia Island. This 2,675 SF block commercial building has two separate spaces which are currently tenant-occupied. This property is home to one of the island's famous Live Oak Trees and is only 1.5 blocks to the downtown Historic District. In 2017 the building was completely remodeled with a new roof, new electrical, insulated walls, and gorgeous concrete finished floors. One of the AC units was replaced in the last year. A grease trap was installed and impact fees were paid for the current restaurant space. In addition to the building, there is a vacant lot on 9th Street that is 50 x 100. The property is zoned MU-8 allowing for both commercial and residential uses and MU-8 zoning has zero setbacks for building so imagine the possibilities! Please don't disturb the tenants.

SQUARE FEET: 2,675
ASKING PRICE: $795,000
ZONING: MU-8

Disclaimer: Information is from public sources deemed to be reliable but not warranted to be accurate. Reader should independently verify the information

COMMERCIAL PROPERTY FOR SALE ON AMELIA ISLAND





Back Lot





Sal Grimaldi
904.576.1826
sal@acrfl.com

Amelia Coastal Realty

Tara Thousand
904.710.1870
tara@acrfl.com



www.acrfl.com 904.261.2770

Building 1





Building 2





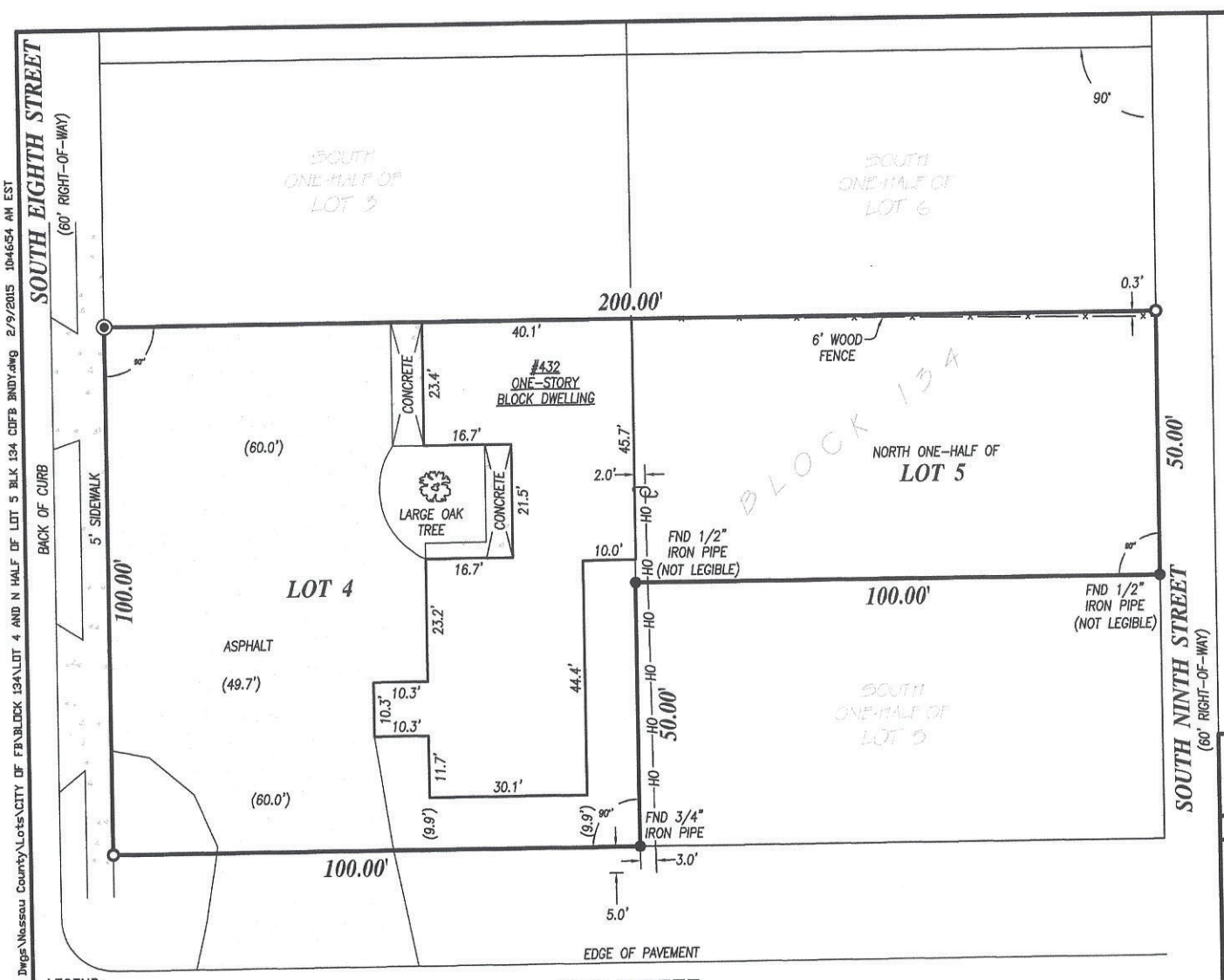
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K:\DRAWINGS\Land Dwgs\Nassau County\Lots\CITY OF FB\BLOCK 134\LOT 4 AND N HALF OF LOT 5 BLK 134 CDFB BNDY.dwg 2/9/2015 10:46:54 AM EST



MAP TO SHOW BOUNDARY SURVEY OF

LOT 4 TOGETHER WITH THE NORTH ONE-HALF OF LOT 5, BLOCK 134, FERNANDINA, NASSAU COUNTY, FLORIDA

AS SHOWN ON THE OFFICIAL PLAT OF FERNANDINA (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND RE-ISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)

SCALE: 1"=20'

NOTES:

1) ◉:DENOTES SET 1/2" IP "LB-7486"
●:DENOTES FOUND CORNER (TYPE AS NOTED)
○:DENOTES FOUND 1/2" IRON PIPE (NO ID)
2) ADDITIONAL RESTRICTIONS (RECORDED & UNRECORDED) MAY APPLY TO SUBJECT PROPERTY WHICH ARE NOT SHOWN OR MENTIONED HEREON.
3) THIS SURVEY DOES NOT PURPORT TO SHOW THE EXTENT, IF ANY, OF GOVERNMENTAL JURISDICTIONAL AREAS.
4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF TITLE ABSTRACT.
5) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0237F, DATED: DECEMBER 17, 2010.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

DATE OF SURVEY: 2/02/15

DRAWN BY: JEH

CHECKED BY: CRL

Lee Surveying & Mapping Co.
2166 Rock Dove Lane
Fernandina Beach, Florida
(904) 261-6800 LB No.7486

02/09/15

CHARLES ROBERT LEE
REGISTERED SURVEYOR & MAPPER NO. 5618 FL.

LEGEND:

SEC=SECTION
IP=IRON PIPE
R/W=RIGHT-OF-WAY
PB=PLAT BOOK
MB=MAP BOOK
P.C.=POINT OF CURVATURE
B.R.L.=BUILDING RESTRICTION LINE
FP&L=FLORIDA POWER & LIGHT
PG=PAGE
NTS=NOT TO SCALE
FND=FOUND
(A)=ACTUAL
(P)=PLAT
DB=DEED BOOK

CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DWG. NO. E-15-003

F.B. L-116, PG. 57

2.01.07 Old Town Historic District One (OT-1)

The OT-1 District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot.

2.01.08 Old Town Historic District Two (OT-2)

The OT-2 District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot. Limited neighborhood commercial may be permissible.

2.01.09 Mixed Use (MU-1)

The MU-1 District is intended for the development of a combination of residential, office, and limited neighborhood commercial uses. The Mixed-Use District encourages well-planned development and redevelopment of areas that feature compatible, interrelated uses including single-family and multi-family residential units; medical, business, and professional offices; personal service establishments with limited inventory of goods; and limited neighborhood commercial uses.

2.01.10 8th Street Small Area Mixed Use (MU-8)

The MU-8 district is intended for redevelopment of the City's 8th Street commercial corridor to allow for a combination of residential, office, housing, and general commercial activities in a vibrant urban setting. The MU-8 district is intended to promote the 8th Street corridor as a thriving gateway to the historic downtown of Fernandina Beach through economical and efficient land use, an improved level of amenities, residential density through a variety of housing types, and a better compact, urban environment. Properties within the MU-8 district shall provide for a unified pedestrian and landscape area along the 8th Street frontage to serve as an extension of the downtown Fernandina Beach character and design. The allowable density in the MU-8 zoning district is a maximum of 18.0 dwelling units per acre.

2.01.11 Community Commercial (C-1)

The C-1 District is intended for the development of land uses to accommodate commercial businesses and offices providing goods and services to more than a few neighborhoods, and land uses that are complimentary to low- and medium-density residential areas. The Community Commercial District recognizes the desire for convenience goods and services in close proximity to residential neighborhoods, provided that such uses are limited in intensity as set forth in the design standards in this LDC.

2.01.12 General Commercial (C-2)

The C-2 District is intended for the development of land uses to accommodate offices; commercial retail; personal services establishments; restaurants; transient accommodations; uses that provide sales and services for several neighborhoods; repair shops; retail sales and services; and other similar commercial uses. The General Commercial District recognizes existing development with locations that have access to arterial roads.