

# 551625 US Hwy 1

Hilliard, FL

Tareq Arsalla

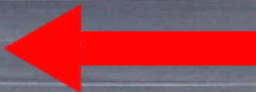
(904) 994-8273

Tareq.Arsalla@evrealestate.com

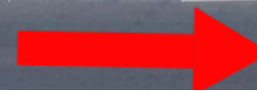
Price Reduced



South East



US Highway 1/  
N Kings Road



North West

551625 US Highway 1  
Hilliard, FL 32046

ENGEL & VÖLKERS®  
TAREQ ARSALLA

# Property Summary



## OFFERING SUMMARY

Sale Price: \$1,349,500

Number of Buildings: 2

Available SF: 10,514 SF

Lot Size: 1.26 Acres

Current Use: Commercial

## PROPERTY DESCRIPTION

Prime Commercial Opportunity in Nassau County! Unlock the potential of this 1.26-acre double-lot property in the heart of Hilliard, FL, offering two buildings totaling 10,514 square feet with highway frontage on US-1/N Kings Rd. Currently operating as a specialty auto repair business, this versatile space provides ample parking and multiple income-generating possibilities. The first building (5,384 SF, built in 1980) functions as a store/warehouse and features built-in living quarters-including a 1-bed, 1-bath residence with a kitchen, dining area, living room, laundry room, and direct access to the workspace. The second building (5,130 SF, built in 1971) serves as a retail storefront positioned toward the back of the property, providing additional operational space or potential rental income. Step outside to enjoy a private wooded backyard complete with an above-ground pool, pergola, fire pit, and seating area-a rare find in a commercial setting! Whether you're an investor, business owner, or developer, this property offers prime visibility, flexible usage, and expansion potential in a growing area. Don't miss this exceptional opportunity-schedule your private tour today!

# Additional Photos



# Additional Photos

