

INVESTMENT OPPORTUNITY

FULLY LEASED 13,436 SF WAREHOUSE FACILITY 6.46% CAP

1324 and 1330 Mattie Street St. Augustine, FL 32084



SALE PRICE

\$2,495,000

Eric Maimo

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Adam Lanteigne

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OFFERING SUMMARY

Building Size:	13,436 SF
Lot Size:	1.01 Acres
Price / SF:	\$185.70
Cap Rate:	6.46%
NOI:	\$161,118
Zoning:	IW
Number of Drive in Bays	2

PROPERTY OVERVIEW

Fully leased 13,436-square-foot warehouse facility, featuring office space and a mezzanine level, along with an additional leased 0.30-acre lot zoned for Industrial Warehouse (IW) use. The warehouse offers an impressive 30-foot ceiling height, providing vertical clearance for storage and operational flexibility. Located within an IW zoning district, the property accommodates a broad range of commercial and industrial uses, making it an excellent investment opportunity.

PROPERTY HIGHLIGHTS

- Zoning: Industrial Warehousing (IW)
- Fully Leased Investment!
- 30' Ceiling Height!

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PROPERTY PHOTOS

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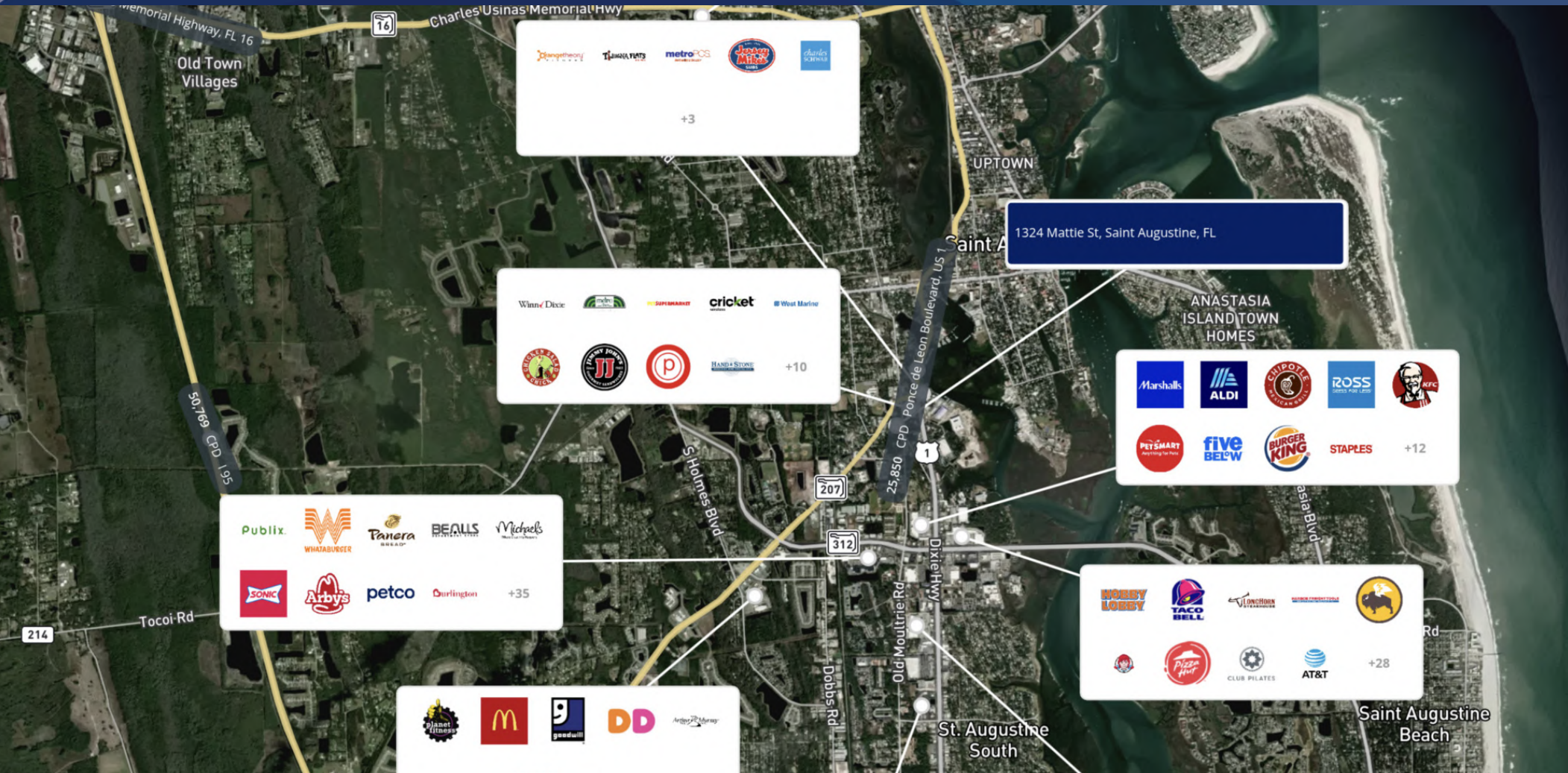


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RETAIL MAP

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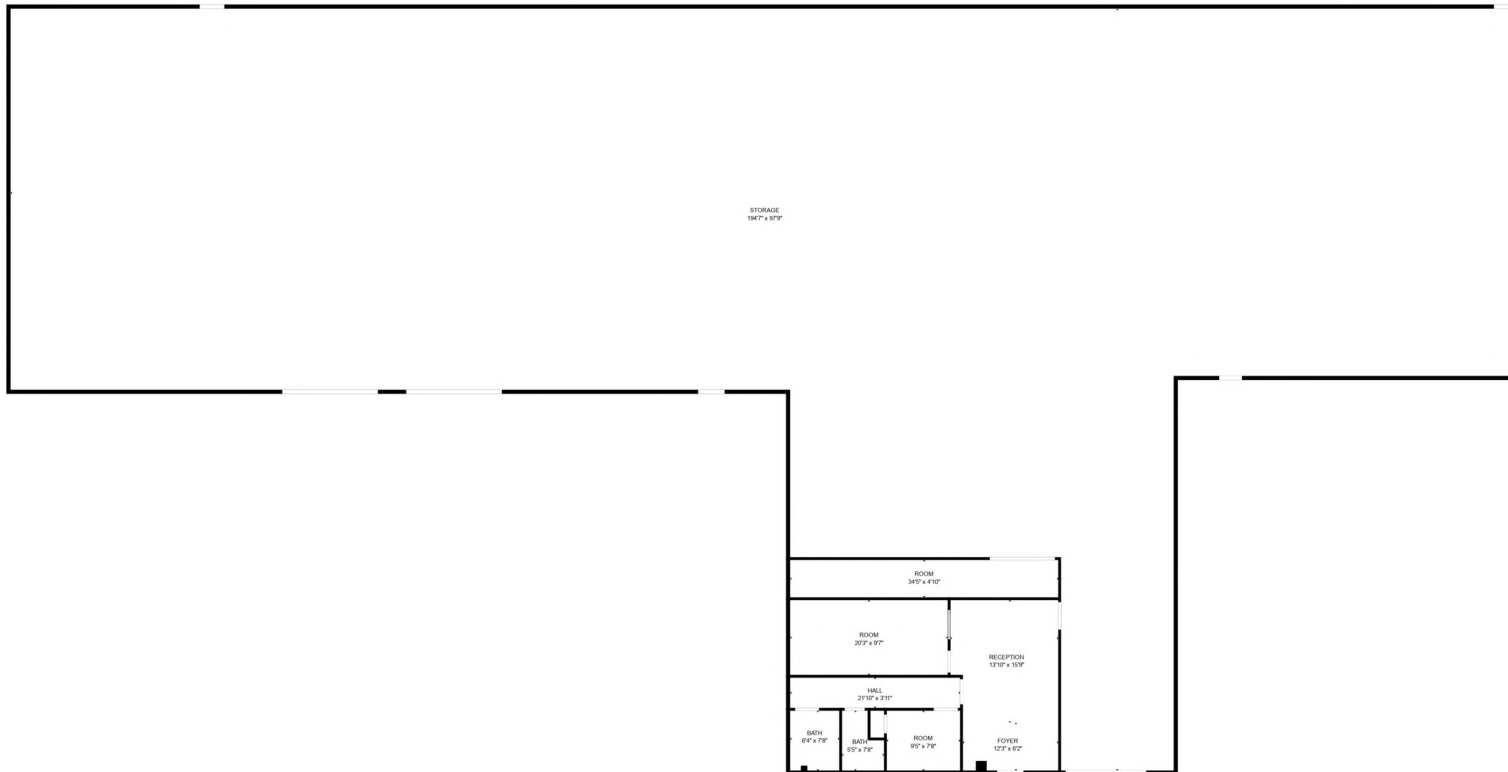


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FLOOR PLAN

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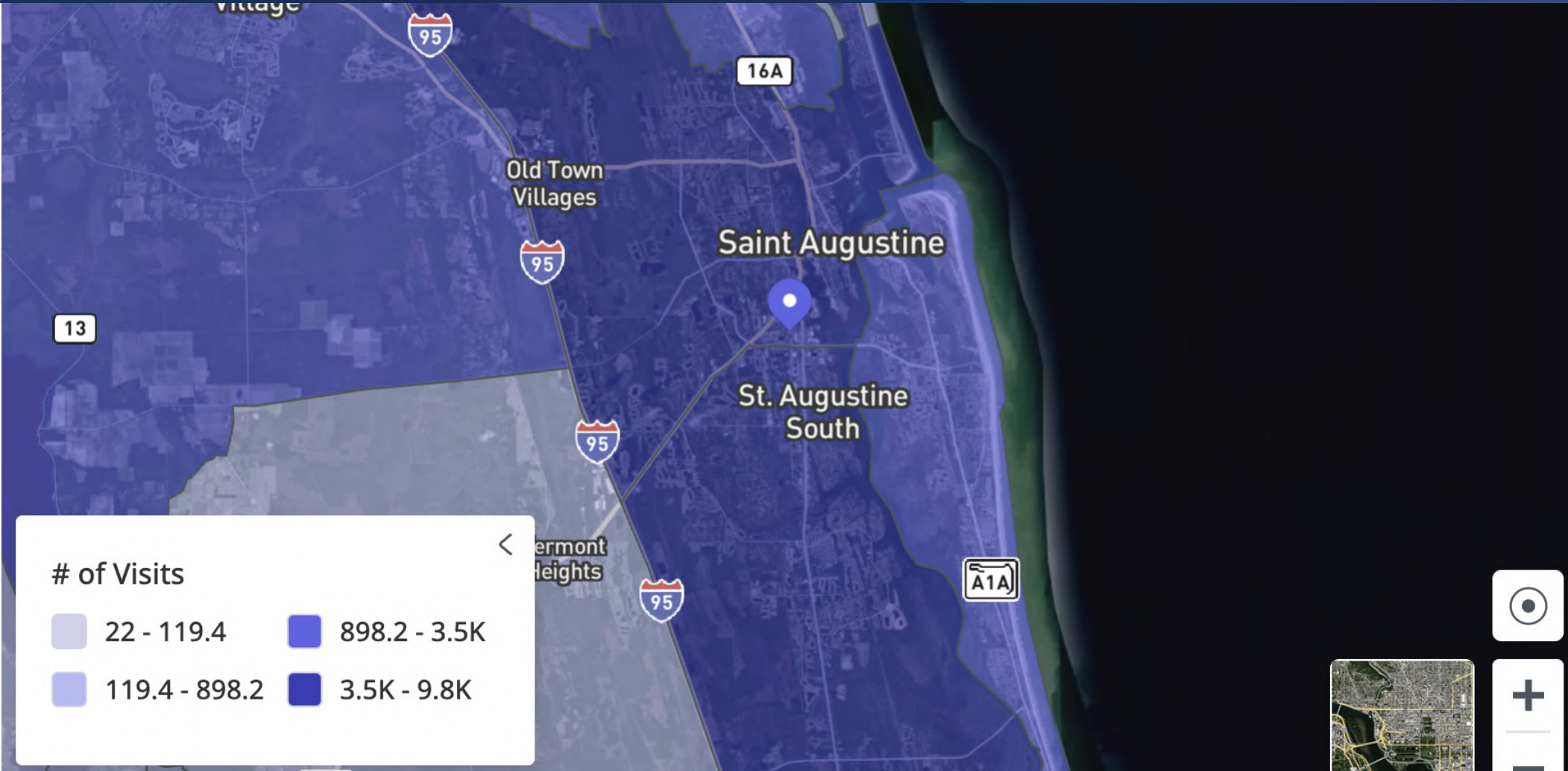


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NEARBY ACTIVITY

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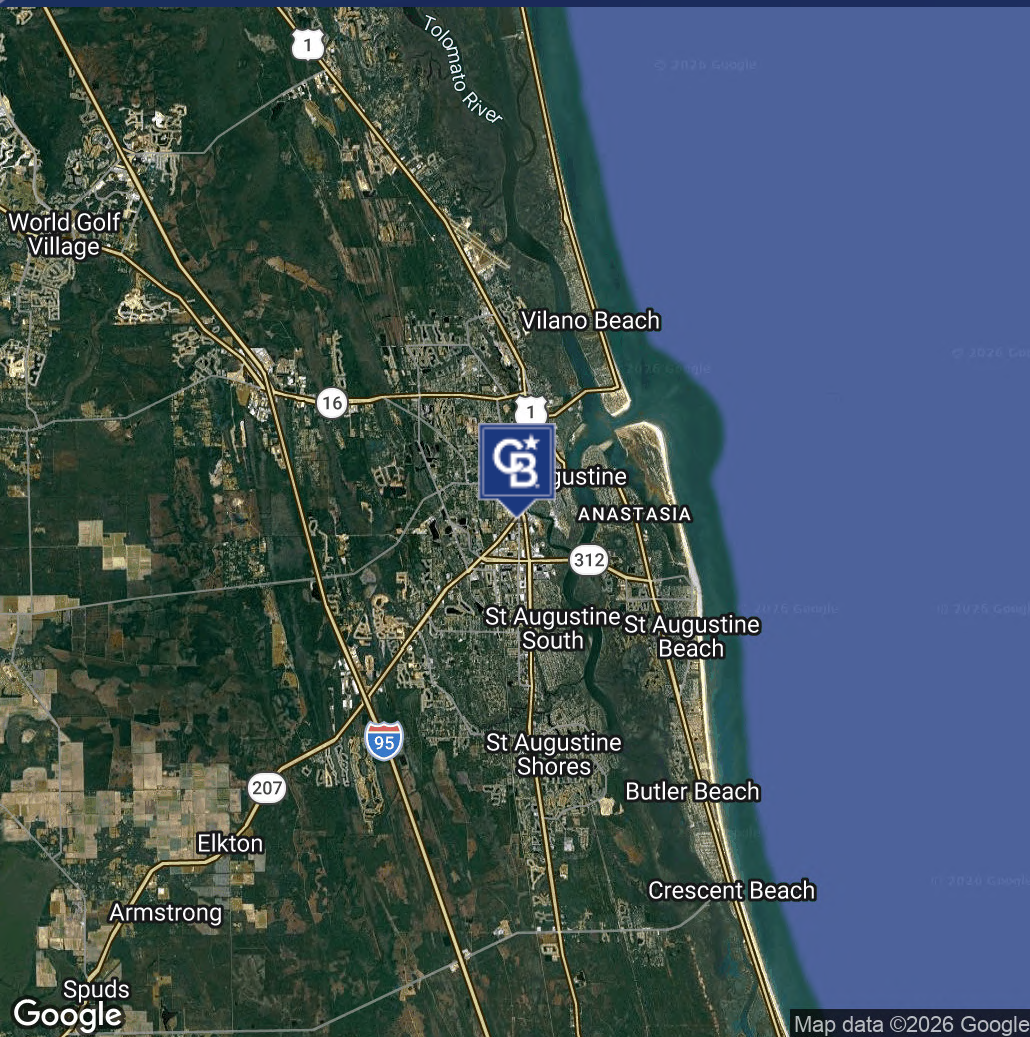


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LOCATION MAPS

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INCOME AND EXPENSES

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Monthly Income	SF	Monthly Net	\$psf	Annual % Inc.	Lease Expiration Options	
Tenant	13436					
Building	13436	11521.03	\$10.29	3%	2/28/28	One 2yr
Lot 1		\$1,905		3%	2/3/2030	One 5yr
Total Monthly Income		\$13426.53				
Yearly Expenses		0-Passthru				
Insurance					Yearly Income	\$161,118.36
RE Taxes					Yearly Expenses	
					N.O.I.	\$161,118.36
					Purchase Price	\$185.70
						\$2,495,000.00
Total Expenses					Cap Rate	6.46%

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DEMOGRAPHICS

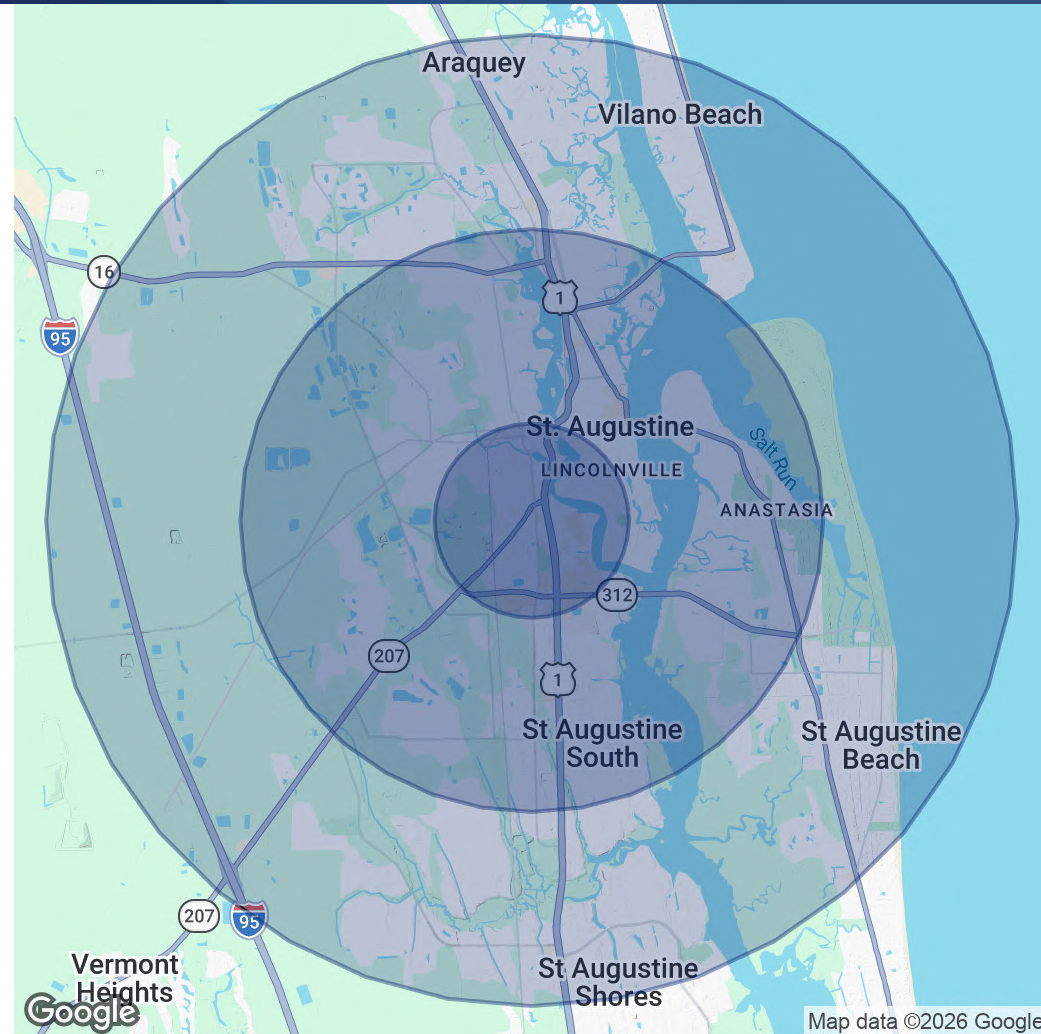
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,309	36,150	67,929
Average Age	42.3	45.8	47
Average Age (Male)	37.9	44	46
Average Age (Female)	47.5	47.9	48.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,043	14,173	27,702
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$70,792	\$92,887	\$100,060
Average House Value	\$257,870	\$368,972	\$412,309

2023 American Community Survey (ACS)



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CONTACT

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