



HISTORIC DOWNTOWN ST. AUGUSTINE

Commercial Property For Sale or Lease



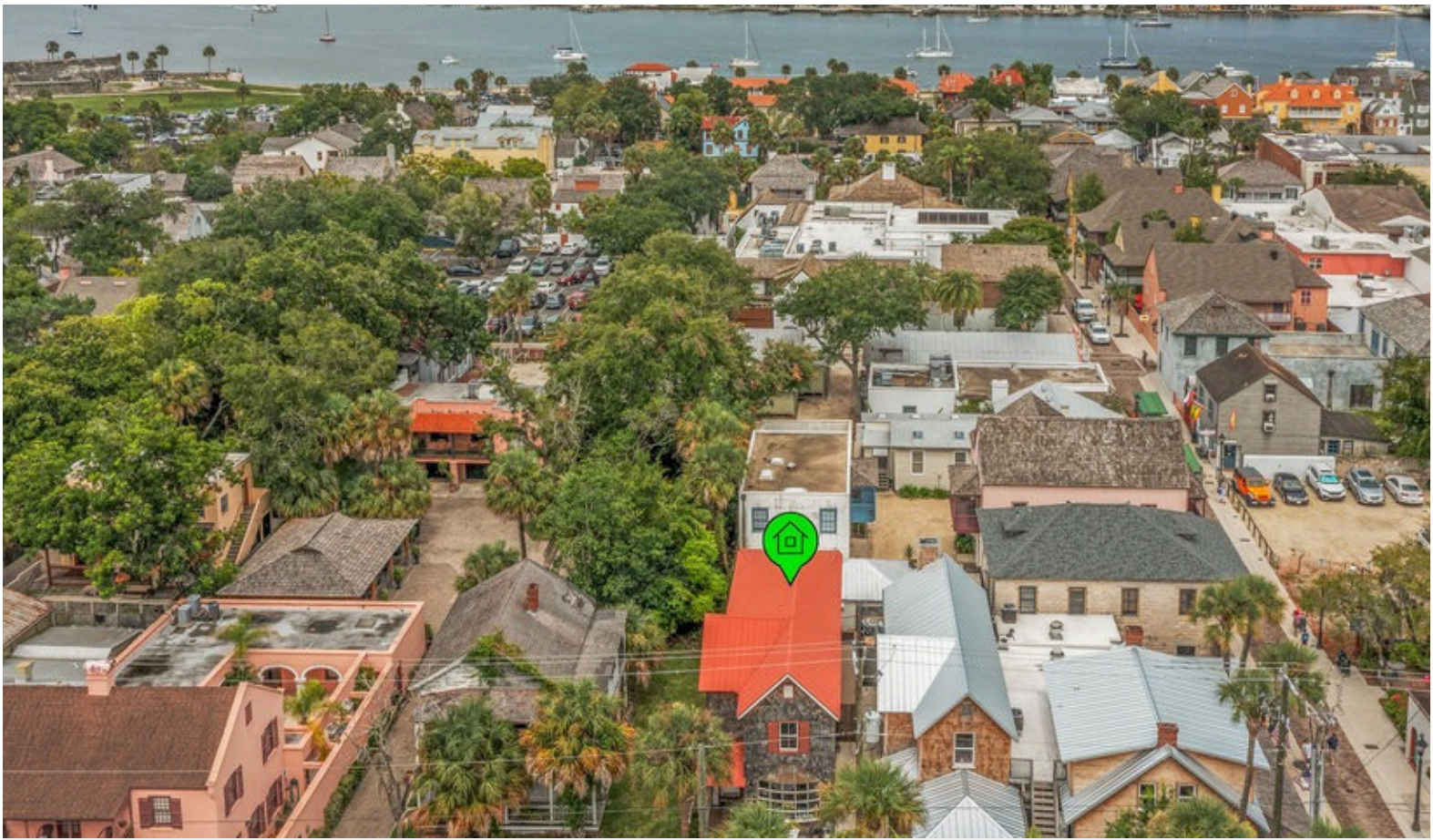
LIST PRICE: \$1,950,000
LEASE: \$75 PER SQ FT

47 CORDOVA STREET
SAINT AUGUSTINE, FL. 32084

PHONE: 904.806.4274

EMAIL: GEREALTYTEAM@GMAIL.COM

WWW.GEREALTY.US

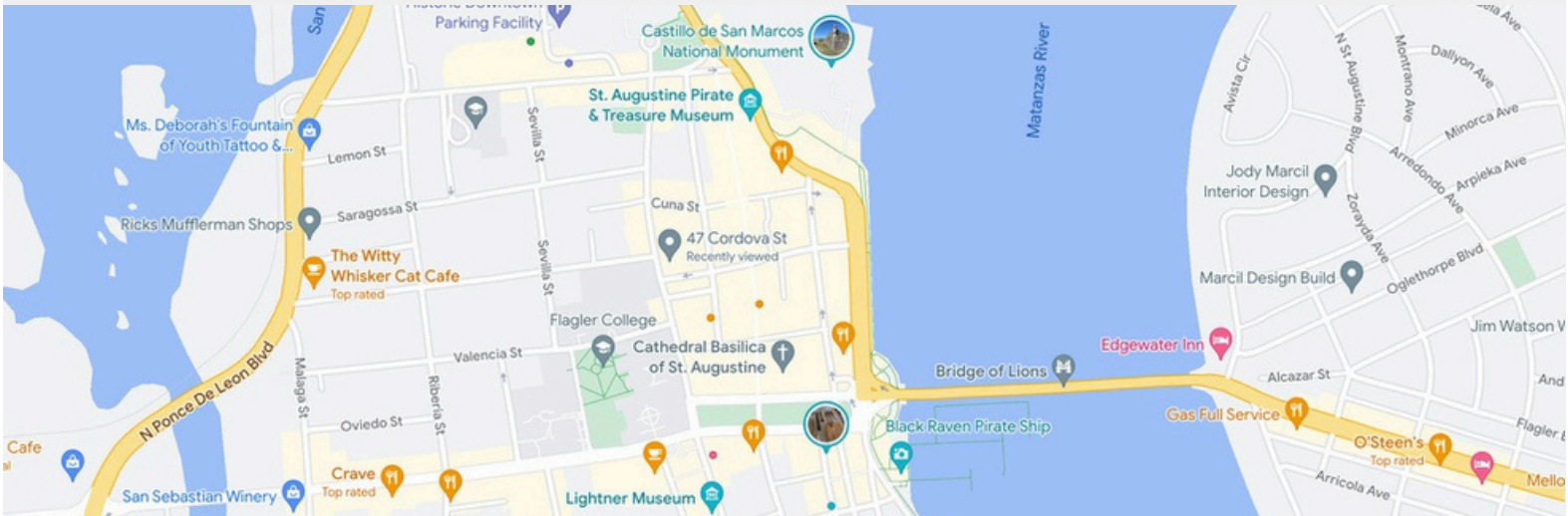


LOCATION OVERVIEW



47 CORDOVA STREET,
SAINT AUGUSTINE, FL. 32084

Located in the high traffic pedestrian area of the nation's oldest city, the property is well-suited for a variety of commercial applications and was previously operated as a Coffee Shop & Bakery.



JENA DENNIS

BROKER / PROPRIETESS



904-806-4274



GEREALTYTEAM@GMAIL.COM



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PROPERTY FEATURES

This stunning Historic building was originally built in 1900 but was completely renovated in 2014. The full renovation included everything from a new slab, new structural supports and framing, walls, new electrical, plumbing, roof, HVAC, fixtures, and more. The complete renovation was done to conform with HARB requirements as well as the Ad Valorem tax exemption, making the new effective age of the building 2014. Currently the property is used to house a Bakery & Coffee shop with both a front and back paved patio for guests. As you walk through the front door the charm and natural bright light will envelope you. The spacious front seating area looks out through a beautiful bay window onto Cordova Street, one of the busiest streets in Historic downtown. The downstairs includes a large space for retail or cafe service, a small prep room with sink and storage, and two handicap accessible restrooms. From there you can exit through to the back deck with shared storage space and a walk-in. Upstairs is an additional area for dining or private parties, a large full kitchen with walk-in cooler, hood system, and private office. This location is less than a block from Flagler College and on the route of both trolley trains and carriage tours. HP3 Zoning allows for numerous uses to include: gallery, short term rentals, retail, restaurant service, antiques, & office space . Recent Updates include: New AC units - 2021-22, New grease trap 2021-22, Weather- proofed shed 2023, Updated back patio - 2022 with new brick, removal of tree and fresh paint along with new Business & Commercial licenses do not convey.

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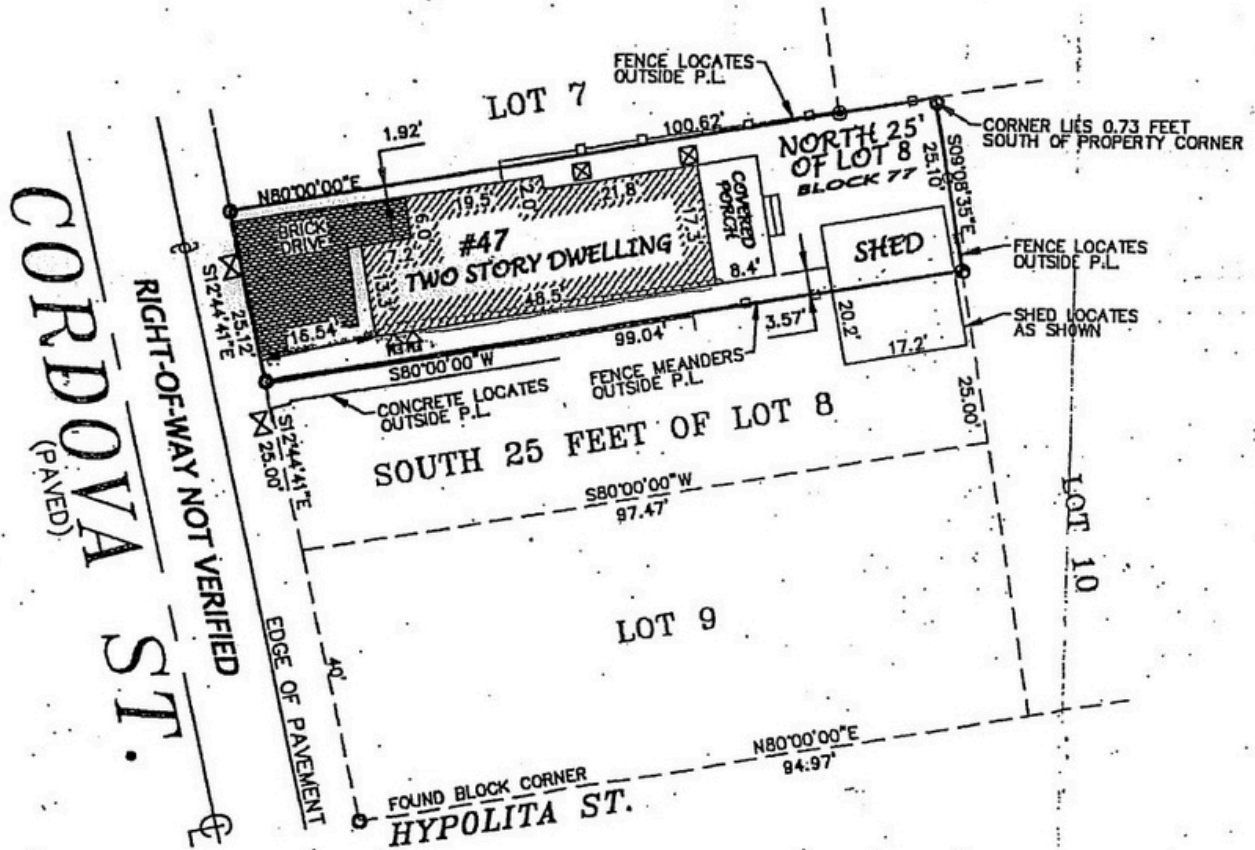
47 CORDOVA STREET

MAP OF BOUNDARY SURVEY

DESCRIPTION:
 LOT 8, BLOCK 17, EXCLUDING THE SOUTH 25 FEET
 IN THE CITY OF ST. AUGUSTINE, ACCORDING TO THE
 OFFICIAL MAP OF 1923, ON FILE IN THE OFFICE OF
 THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS
 COUNTY, FLORIDA.

CERTIFIED TO:
 ELVIN YARBROUGH

GREEN - 72" HIGH STOCKADE
YELLOW - 42" HIGH PICKET



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HP-3 ZONING

Sec. 28-185. - Historic preservation district: HP-3.

Intent. This district is intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and pedestrian scale of the neighborhood.

(1)*Boundaries.* This district is bounded as follows:

a.*North.* Commence at the intersection of Castillo Drive and Cordova Street; thence easterly to San Marco Avenue; thence southerly along San Marco Avenue to the intersection of the projection of a line running along the northern boundary of the Castillo de San Marcos National Monument Reservation; thence easterly along this projection line to Matanzas River or Bay.

b.*East.* Matanzas River or Bay.

c.*South.* Hypolita Street easterly to Charlotte Street; thence northerly along Charlotte Street to Cuna Street; thence easterly along Cuna Street to the Matanzas River or Bay.

d.*West.* Cordova Street between Hypolita Street and Castillo Drive.

(2)Permitted uses and structures:

a. Single-family.

b. Multifamily.

c.Tourist homes and bed and breakfast inns.

d.Retail sales (excluding rental of motorized vehicles):

1. New.

2. Antique.

3. Souvenir.

4. Gift.

5.Craft such as specialty food stores (including beer and wine but not supermarkets), clothing and toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.

e.Service. Restaurants with lounges; interior decorator; hair salon; photographic, art, craft, dance or music studios; tailoring; catering and clothing rental.

f. Museums.

g.Professional and business offices.

h.Rooming and boarding houses.

i.Housing for the elderly.



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HP-3 ZONING

j.Home-based business.

(3) *Permitted uses by exception:*

a.Fowl and hoofed animals in the area of HP-3 district bounded as follows: On the south by Hypolita Street; on the east by Charlotte Street; on the north by Orange Street and Avenida Menendez; on the west by Spanish Street; provided the fowl and hoofed animals are used solely for display purposes in accordance with the purpose and intent of the historic district regulations without any sale, resale or commercial use thereof.

b.Cocktail lounges, taverns.

c.Home occupations.

d. Hotels/motels/inns.

e.Special event venue as per section 28-347(8).

f. Hostels.

g.Craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises.

(Code 1964, § 33-34; Ord. No. 90-36, § 1, 2-11-91; Ord. No. 03-17, § 3, 6-23-03; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-06, § 3, 2-8-16; Ord. No. 2021-17, § 2, 10-11-21; Ord. No. 22-07, § 1, 3-28-22)



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