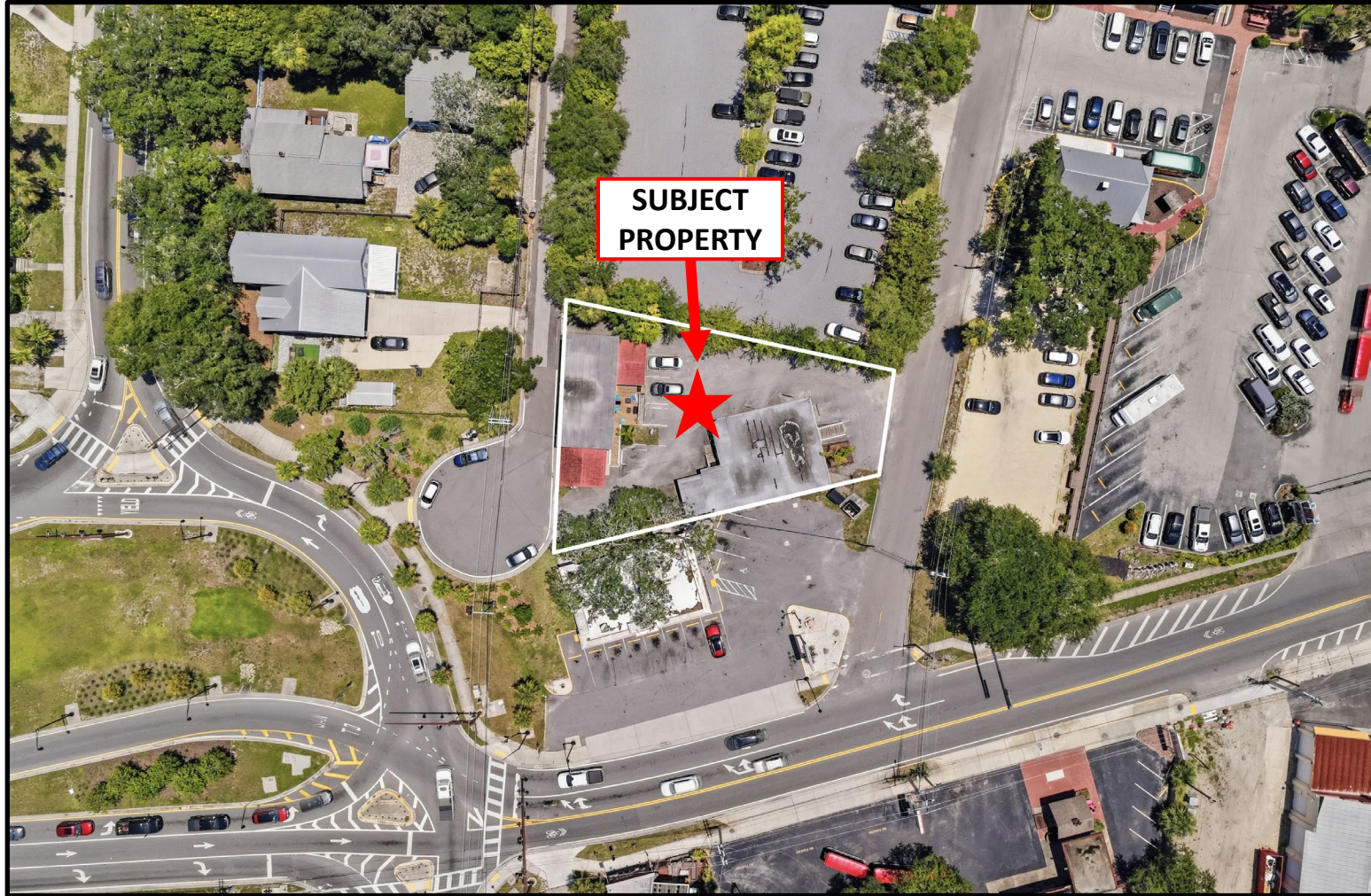


COMMERCIAL PROPERTIES **FOR SALE**

**1 SAN CARLOS AVE. & 2 DUFFERIN ST.
ST. AUGUSTINE, FL 32084**



ST. JOHNS
COMMERCIAL PROPERTIES

6275 A1A S. Suite 102, St. Augustine, FL 32080 | 904-347-9272

The information is deemed reliable, but not guaranteed.

PROPERTY SUMMARY

1 SAN CARLOS AVE. & 2 DUFFERIN ST. ST. AUGUSTINE, FL 32084

LIST PRICE: \$1,295,000

BUILDING SIZE:

1 San Carlos Ave. – 2298 SF

2 Dufferin St. – 1731 SF

ZONING: CM-2 / Commercial Medium 2

PROPERTY HIGHLIGHTS:

- **Two Building Portfolio**
- **Downtown Location**
- **Signage can be seen from San Marco Ave.**

Description & Area Information:

Excellent investment and redevelopment opportunity! This two-building portfolio is zoned CM-2, offering a variety of potential commercial and mixed-use possibilities.

2 Dufferin Street was home to a successful hair salon for the past 20 years and is now vacant, ready for its next owner or business. 1 San Carlos Avenue is a duplex featuring a downstairs 2-bedroom, 1-bath unit (with the potential to be converted into a 3-bedroom, 1-bath) of approximately 1,398 SF, and an upstairs 2-bedroom, 1-bath unit of approximately 900 SF.

Whether you're looking for income-producing rental properties, a live/work opportunity, or future redevelopment potential, this property offers flexibility and value. The two parcels provide approximately 10 parking spaces combined. Buyer to verify all measurements, zoning, permitted uses, and redevelopment potential.



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INTERIOR
PHOTOS
COMING
SOON!



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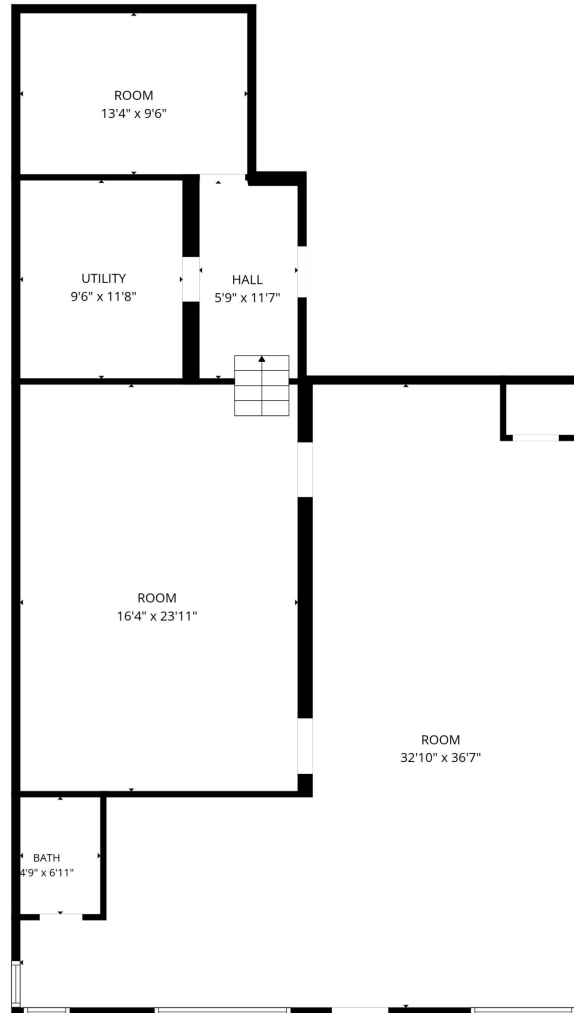
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2 Dufferin St. Floor Plan



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LOCATION MAP

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