

FOR SALE

1639 S 8TH STREET FERNANDINA BEACH, FL 32034



- FULLY LEASED
- RECENTLY RENOVATED
- 20,400 AADT
- 3,950 SF
- CI ZONING

**NEW PRICE:
\$895,000**



Prime Investment Opportunity on High-Traffic 8th Street in Fernandina Beach
This 3,950 SF commercial building provides reliable income with four individually metered 1,000 SF units, each with a private restroom. All units have been recently renovated, and the roof was replaced in 2019 for long-term durability and reduced maintenance. One space is currently available for an owner's business or lease. With 150 feet of frontage on busy 8th Street, the property offers excellent visibility and steady traffic. Zoned Commercial Intensive and located in the County, it supports a wide range of commercial uses and strong future potential. Positive cash flow and long-term leases make this a turnkey, dependable investment opportunity in a high-demand corridor.

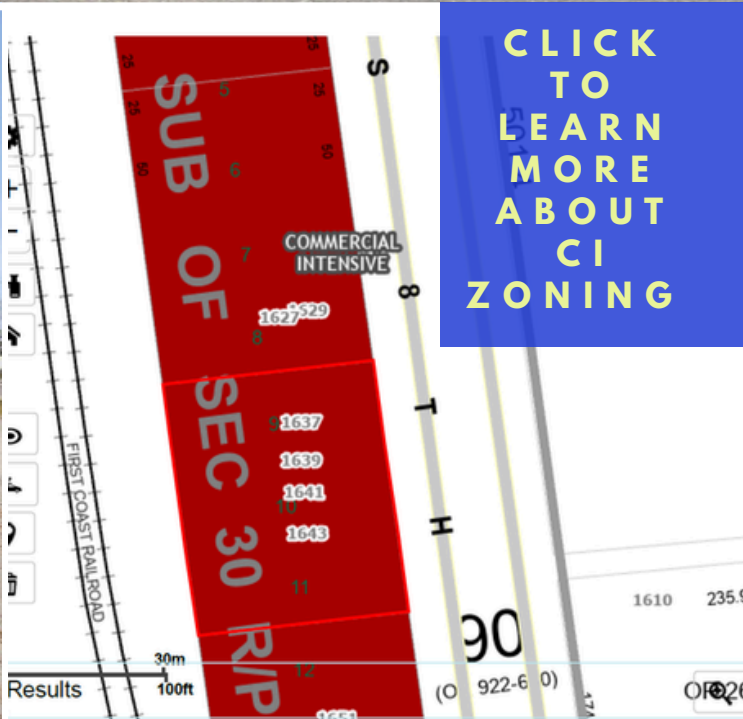
Phil Griffin
904.556.9140
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Tara Thousand
904.710.1870
tara@acrfl.com

www.acrfl.com 904.261.2770

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



CLICK TO LEARN MORE ABOUT CI ZONING



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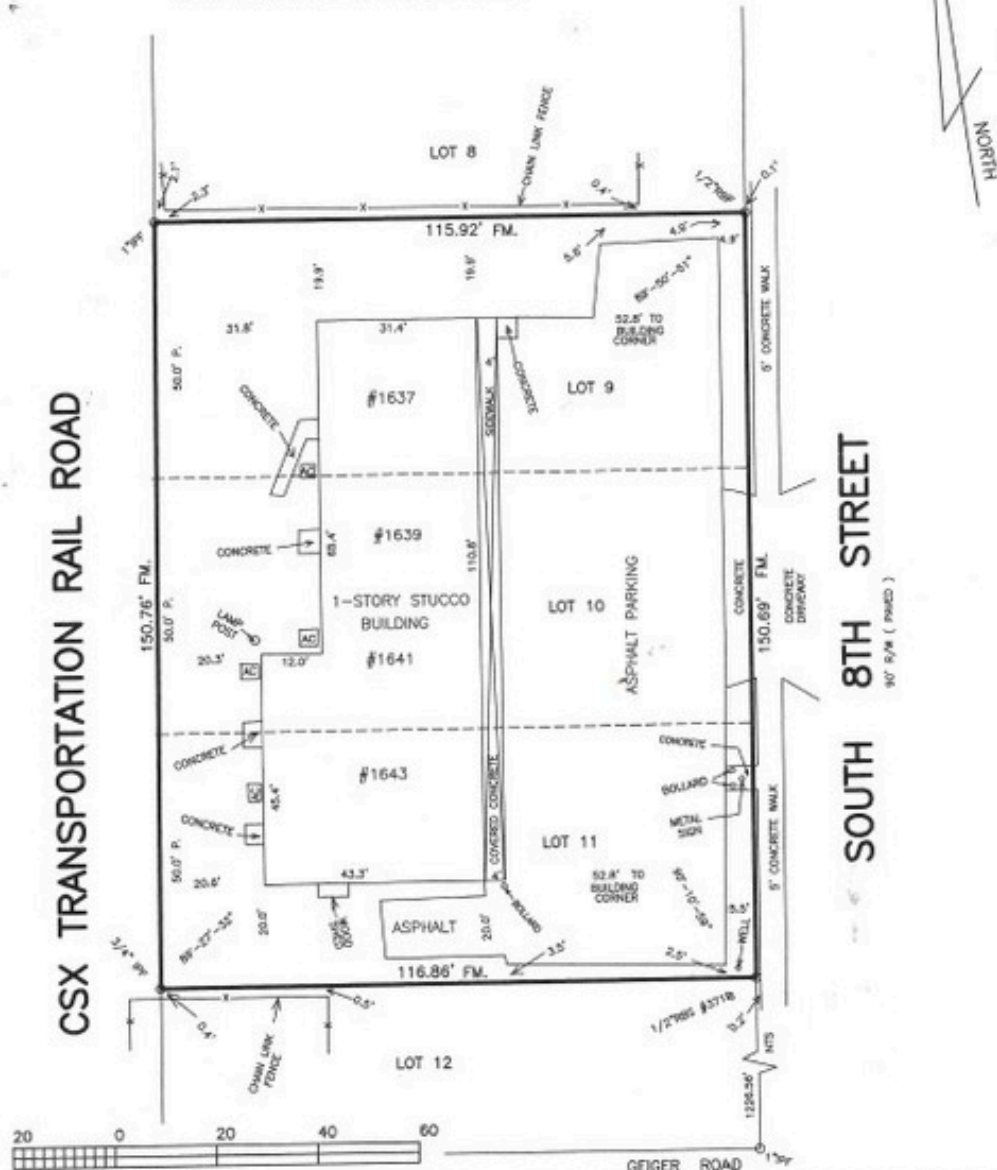
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MAP SHOWING BOUNDARY SURVEY OF
 LOTS 9, 10 AND 11 OF A SUBDIVISION OF LOT 11 OF A
 SUBDIVISION OF THE SUSAN CASHEN GRANT OR SECTION 30,
 TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 102,
 PAGE 389, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
 SHOREBREAK INVESTMENT PROPERTIES, LLC.

CSX TRANSPORTATION RAIL ROAD

SOUTH 8TH STREET



COASTAL LAND SURVEYORS

& MAPPERS, INC.
 34 NORTH FOURTEENTH STREET
 FERNANDINA BEACH, FLORIDA 32032
 TEL. 904-251-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
 MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
 SURVEYING, CHAPTER 54-17.050, FLORIDA ADMIN. CODE, AND/OR
 CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3718
 GEORGIA CERTIFICATE NO. 2365
 NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
 FLOOD ZONE X AS SHOWN ON
 FEMA FLOOD INSURANCE RATE MAP,
 COMMUNITY NO. 120170, PANEL NO. 02390
 DATED 8/2/17

DATE OF SURVEY: JUNE 23, 2022
 SCALE 1"=20'
 JOB NO. 2202-07, F.S. 360

OTHER MARKERS HAVE NO IDENTIFICATION U.S.D.

LEGEND:
 IRON PIPE FOUND - IPP
 IRON PIPE SET - IPS
 IRON PIPE FOUND - RFP
 NOT TO SCALE - NTS
 BUILDING RESTRICTION LINE - REL
 CONCRETE FOUNDMENT FOUND - CAF
 STAINLESS STEEL PIPE FOUND - SSPF
 RIGHT-OF-WAY - R/W
 POINT OF CURVE - PC
 CENTERLINE - CL
 POINT OF TANGENCY - POT
 POINT OF REVERSE CURVE - PRC
 OFFICIAL RECORDS BOOK - O.R.B.
 POWER LINE - P.L.
 PLAT - P.
 FIELD MEASURED - FM
 RECORD - R. DEC - D.
 POWER POLE - D
 CONCRETE - CONC.
 DIMS - DIMS
 RIGHT-OF-WAY - R/W
 POINT OF TANGENCY - POT
 POINT OF REVERSE CURVE - PRC
 OFFICIAL RECORDS BOOK - O.R.B.



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