

105 DURBIN STATION CT BLDG 400
SAINT JOHNS, FLORIDA 32259

FOR SALE \$1,650,000
4,460 SQUARE FEET
PURPOSE-BUILT PET CARE FACILITY

BOARDING - DAYCARE - GROOMING - VETERINARY | \$1M+ BUILDOUT



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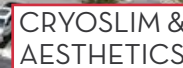
105 DURBIN STATION CT BLDG 400, SAINT JOHNS, FL

NAI Hallmark, as exclusive advisor, is pleased to present 105 Durbin Station Court, Building 400. The offering consists of four individually deeded office condo units offered together as a single assemblage. Located within the Durbin Station professional office park in the heart of northern St. Johns County, the property is ideally positioned near Race Track Road and Florida 9B, providing convenient access to the region's rapidly growing residential communities.

Built in 2021, the 4,460-square-foot facility features more than \$1 million in purpose-built improvements designed for a variety of pet care uses, including boarding, daycare, grooming and veterinary services. The existing layout includes multiple pet suites and wards, indoor play areas, grooming and laundry facilities, isolation space, and a fenced outdoor area. The property will be delivered vacant, providing an exceptional opportunity for a pet care operator or owner-user to acquire a highly specialized facility and significantly reduce the time and capital required to open a new location.

PROPERTY DETAILS

Address	105 Durbin Station Court Building 400 Saint Johns, Florida 32259
St. Johns County RE#	0236320401, 0236320402, 0236320403, 0236320404
List Price	\$1,650,000
List Price PSF	\$370
Total Building Area	4,460 SF
Year Built	2021
Property Type	Office Condo
Roof	Thirty-year architectural shingles, installed 2021
Zoning	PUD
Parking	131 unreserved spaces, shared common parking serving the Durbin Station development
Association	2026 Budgeted Annual Dues - \$3,854 / unit Durbin Station Condominium Association, Inc. maintains all common elements including exterior, roof, parking lot, and site lighting. Assessments are based on each unit's proportionate share of total square footage.
Exclusive Use Rights	Building 400 holds the exclusive right within the condominium to operate a veterinary practice with overnight boarding, as provided in the Declaration of Condominium.



LONG LEAF PINE PKWY - 11,000 AADT

105 DURBIN
STATION CT
BLDG 400



**BORLAND
GROOVER**

PIZZA
The Art of Pizza...

CLOSING BEAR

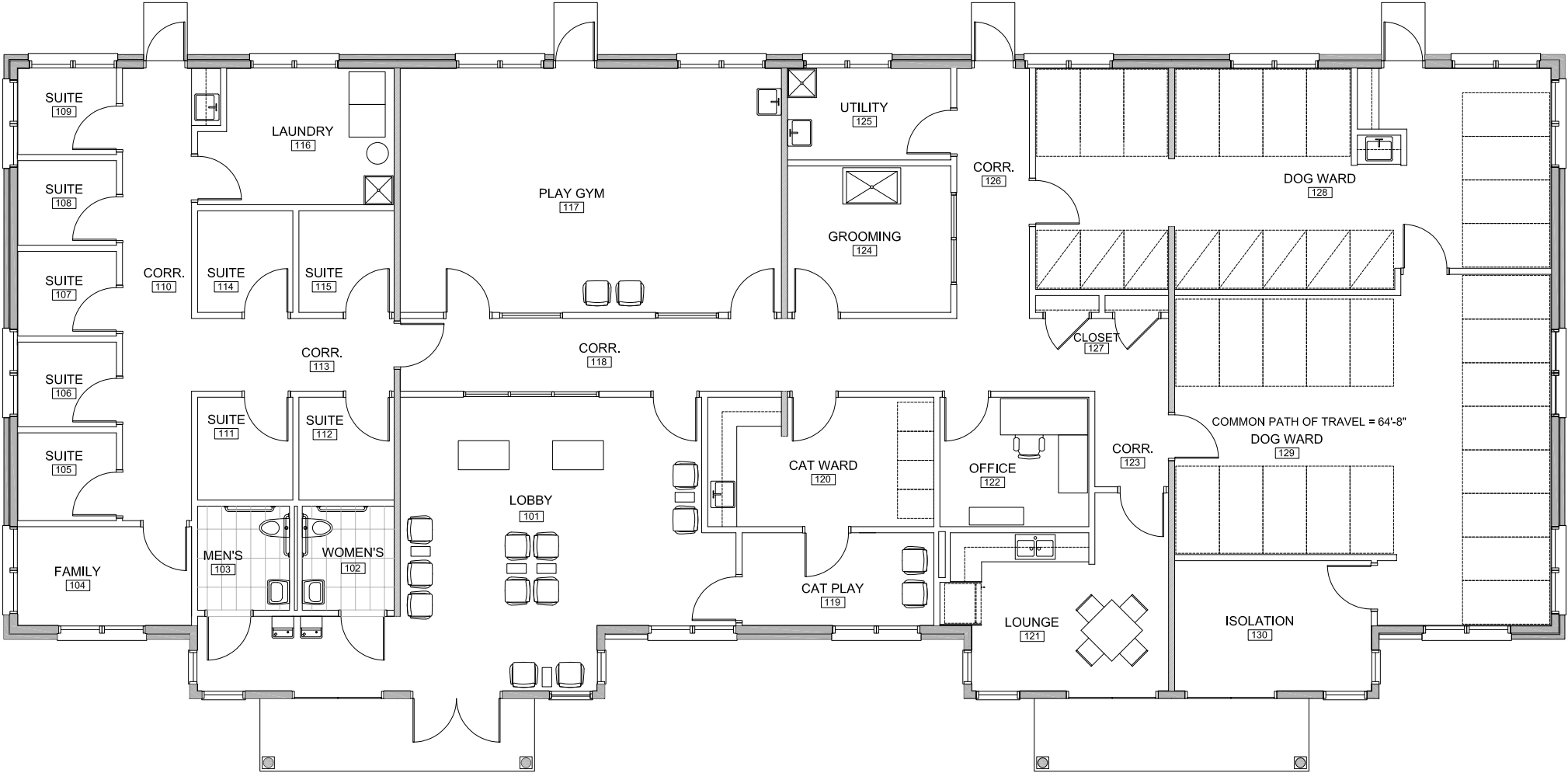
**CRYOSLIM &
AESTHETICS**

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ALL-MED EXPRESS, Inc.

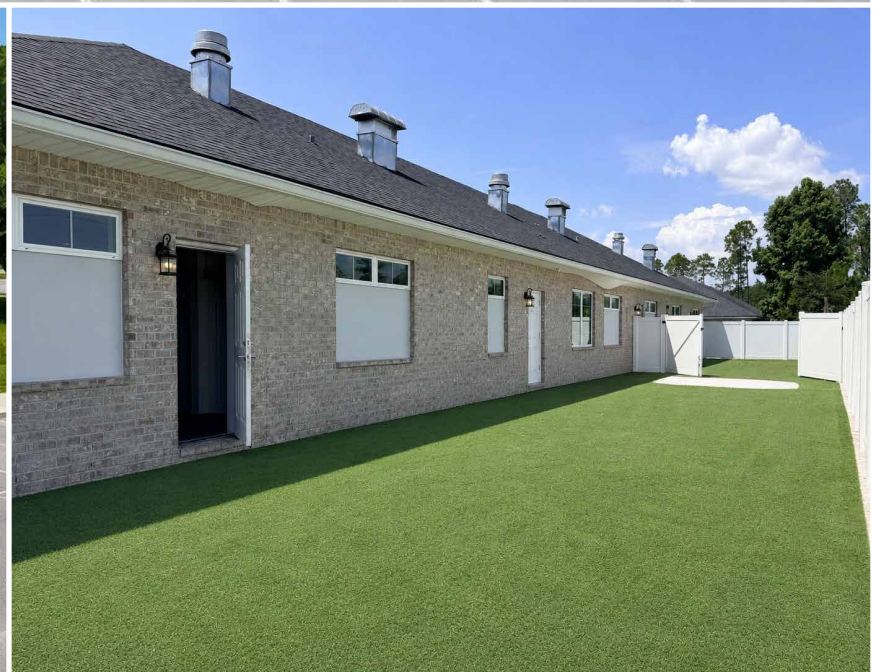
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FLOOR PLAN



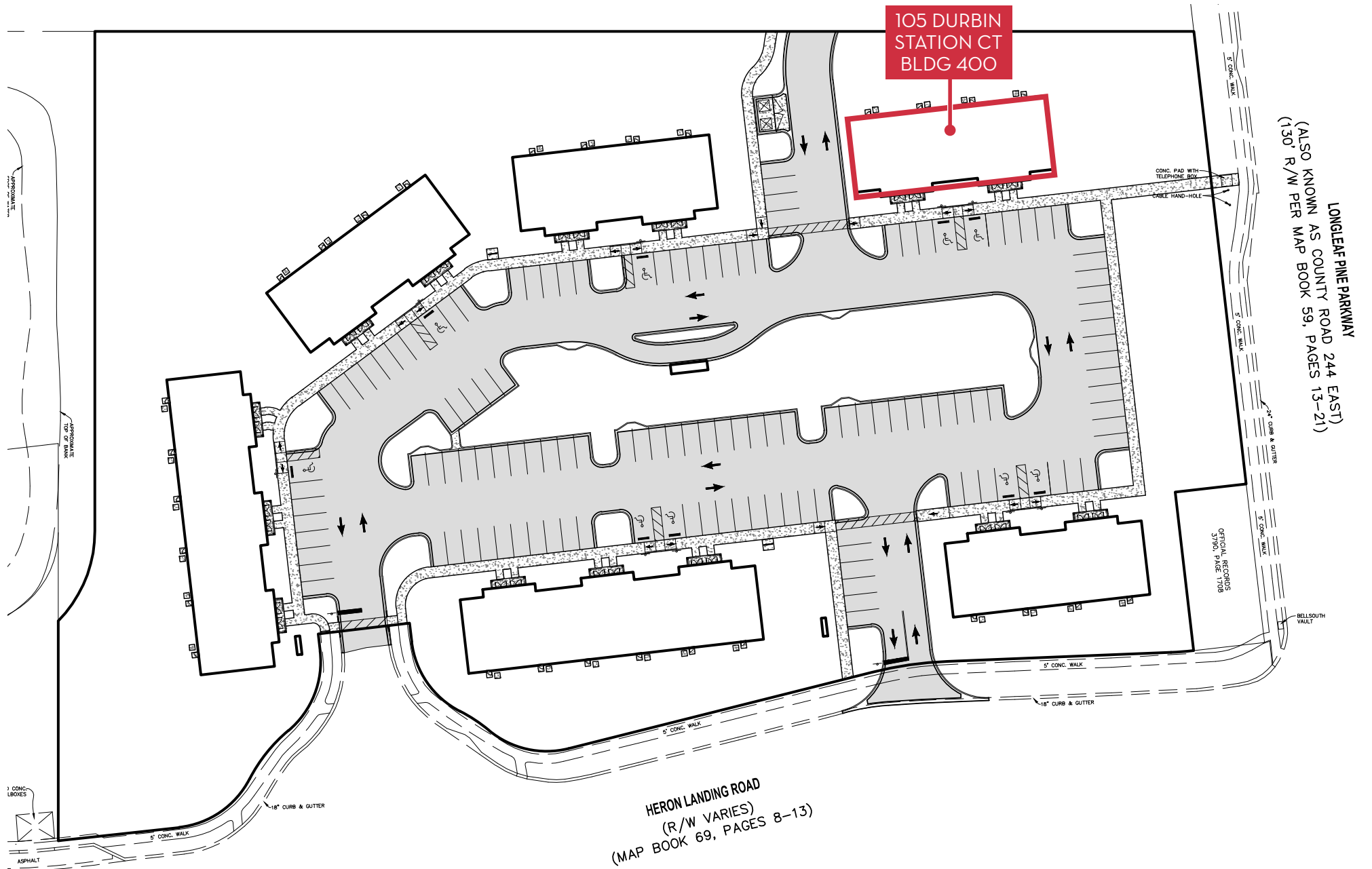
EXTERIOR PICTURES



INTERIOR PICTURES



SITE PLAN



NEARBY AMENITIES



Bartram Market

Publix Wawa Wendy's DUNKIN'

Durbin Pavilion

Walmart Save money. Live better. THE HOME DEPOT CareSpot Express Healthcare PETCO

CINEMARK FIREHOUSE SUBS

BURGER BARN GRILL keke's BREAKFAST CAFE MELLOW MUSHROOM PIZZA BAKERY

CHIPOTLE WALK-ON'S SoFresh ULTA BEAUTY

Burlington GATE Baptist Health Changing Health Care for Good. STARBUCKS COFFEE

105 DURBIN STATION CT BLDG 400

Palmetto INFUSION

MODERN DAY DENTAL

PIZZA The Art of Pizza

BORLAND GROOVER

Ladybird ACADEMY

RecNation RV & BOAT STORAGE

Liberty Pines Academy

Patriot Oaks Academy

INNOVATIVE PHYSICAL THERAPY

UFHealth UNIVERSITY OF FLORIDA HEALTH