



**FOR SALE**  
**86 MASTERS DRIVE**  
**St. Augustine, Florida 32084**

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**PROPERTY TYPE**

Commercial Property  
Zoning CL-1 City Limits  
Listing Price: \$749,000  
  
Parcel ID: 109590-0080

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**OVERVIEW**

.4 Acres of commercial property within the City of St. Augustine including a Historic Florida-Style Home and detached Storage Building ideal for an owner/user or multi-tenant opportunities.

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**THE PROPERTY**

17,424 SF total land square feet of commercially zoned property with high traffic exposure facing Masters Drive and within the City of St. Augustine.  
Zoning allows both commercial and residential use. Current use is commercial.  
City Water  
City Sewer  
City Garbage Pick-up  
City Police and Fire

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## THE SITE

- ✓ Flood Zone X – Low risk for flooding and rising water
  - ✓ Artisan well with pump for irrigation and exterior water faucets
  - ✓ Significant landscaping with mature live oaks and cedar trees
  - ✓ Fully enclosed with wood security/privacy fencing and large roll-back entry gate  
Brick paved driveway.
  - ✓ Ample off-street parking for multiple vehicles, dumpster, on-site portable storage units, and ground storage
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## THE STORAGE BUILDING

1,222 SF storage building with four separate bays, electricity, lighting, and roll-up doors  
Existing dry-wood termite bond with Rivers Pest Control on both structures.

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## THE HOUSE

1,287 square feet of heated and cooled space  
224 SF roofed front porch  
56 SF laundry/half bath addition  
Circa late 1800s construction with solid heart pine timbers and board & batten siding  
Raised construction supported with brick and concrete block piers

### Recent Improvements:

New (2024-2025) 5V crimp metal roof with high-grade waterproof underlayment and warranties  
New (2022) 200-amp electrical meter, riser, and interior panel  
Central HVAC with warranties  
Updated PVC water supply and waste lines



**Interior Features:**

Original heart pine flooring  
Large rooms with high ceilings  
Solid wood paneled walls and ceilings  
Interior bathroom with clawfoot tub  
Exterior enclosed shower with hot and cold water  
Laundry room with washer/dryer, cabinetry, shelving, utility sink, and toilet (exterior access)  
Minimum of two large bedrooms with additional flex rooms for bedrooms or offices  
Kitchen includes cabinets, refrigerator, electric stove, microwave with exterior venting

**Additional Features:**

High-speed Wi-Fi  
Monitored fire and burglary alarm system  
On-demand gas water heater  
Propane gas tanks  
City-approved commercial backflow preventer (registered and tested annually)  
Existing drywood termite bond with Rivers Pest Control

**POTENTIAL USES**

Owner-Occupied Single-Family Residence  
Long Term Rental  
Short Term Rental  
Investment Property with Multiple Income Sources  
Restaurant  
Retail Shop(s)  
Office Space(s)  
Commercial Contractor Offices and Storage  
Small Businesses  
Equipment and Materials Storage Space

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## ZONING USES

Sec. 28-206. Commercial low-one: CL-1.

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(1) Permitted uses and structures:

a. Retail outlets such as specialty food stores and drugs (but not supermarkets); clothing, hardware, toy and hobby shops; pet shops (but not kennel or veterinarian); bookstore and newsstand; stationery and card shops; leather goods and luggage; jewelry (including repair but not pawn shops); art and photographic supplies; TV and stereo equipment (including incidental repairs); florist or gift shop; bake shop (but not wholesale bakery); sporting goods; sundries and notions; business office supplies; musical instruments, records and tapes; and similar products.

b. Service establishments such as hair salons, shoe repair shop, restaurant (up to one hundred (100) seats, but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities.

c. Tourist homes and bed and breakfast inns.

d. All types of professional and business offices.

e. Churches (except temporary revival establishments).

f. Libraries and museums.

g. Single-family dwellings as for RG-1 (section 28-163).

h. Multiple-family housing.



- i. Rooming and boarding houses.
- j. Housing for the elderly.
- k. Antique shops.
- l. Stables, provided, however, that property shall have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other.
- m. Tattoo parlor or studio.
- n. The above uses are subject to the following limitations:
  - 1. Sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage.
  - 2. Products to be sold only at retail.
  - 3. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise.
- o. Home-based business.
- p. Mobile food dispensing vehicle as per section 28-347(9).