



FOR SALE

**96549 PARLIAMENT DRIVE
FERNANDINA BEACH, FL 32034**

This offering consists of 2 buildings totaling 15,680 SF built in 2007 and kept in pristine condition. The main building consists of 10,640 SF of office & gym space that can easily be converted to almost any other commercial use. The rear building contains 5,040 SF with 2 Tenants in place, providing income to the property. There are 56 paved parking spaces and a porte cochere above the entrance. Located just a half mile south of SR 200 on Nassauville Road in the area of prime growth. This property is ideal for a Church, Charter or Private School, training facility, Corporate HQ or an activity center.

Price: \$3,250,000

HIGHLIGHTS

- CN ZONING
- 2 BUILDINGS
- 15,680 SF
- 1.59 ACRES
- 0.4 MILES FROM SR 200 & AMELIA ISLAND
- BUILT IN 2007
- 56 PARKING SPACES
- BUILT IN 2007



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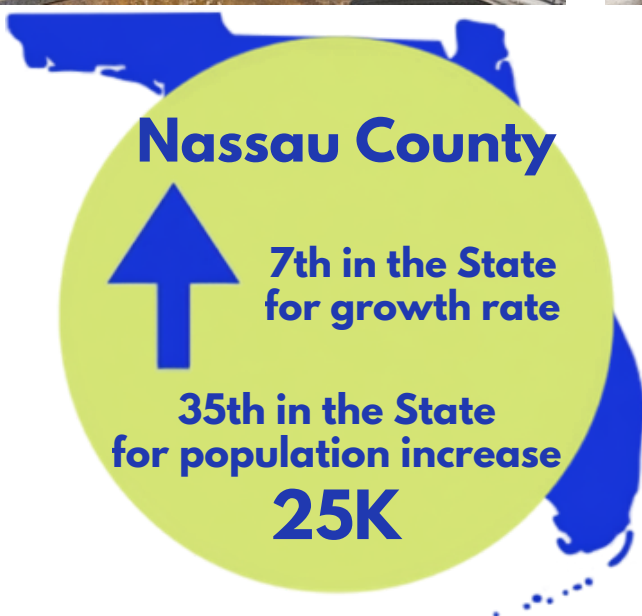
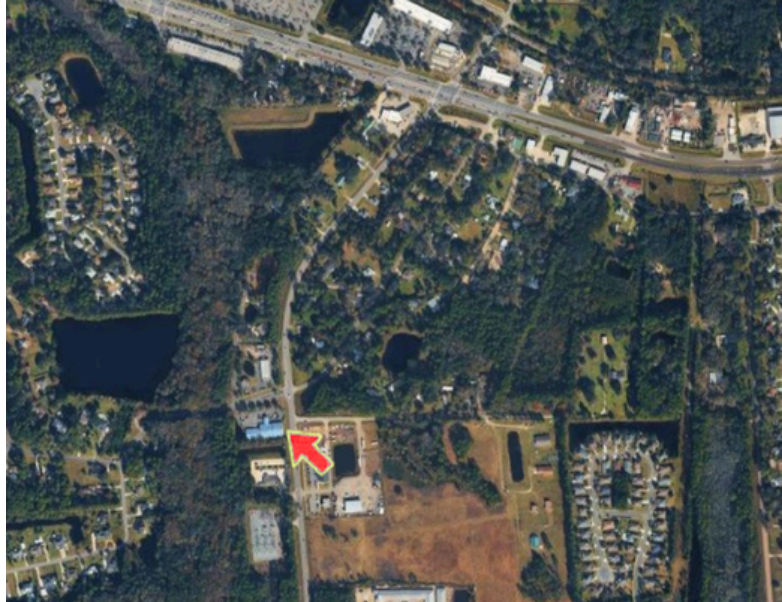


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**ZONING
INFORMATION
CLICK OR
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