

Sale

Waterview Standalone Building in Historic Downtown Palatka

203 Laurel St Palatka, FL 32177



PROPERTY DESCRIPTION

AMAZING STANDALONE WATERVIEW property in the heart of historic downtown Palatka, 203 Laurel Street offers a unique opportunity just steps from the St. Johns River, the City Marina, and public boat launch. This highly visible location benefits from both downtown foot traffic and riverfront activity, creating strong appeal for a variety of commercial uses.

This is a tremendous redevelopment opportunity as zoning potentially allows for a height of up to 60ft with a 0 lot line. Its highest and best use could involve adding additional floors, creating the possibility for stunning views of the river, perfect for mixed-use development such as office, retail, or residential units.

The ±820 SF building is well-suited for boutique retail, office, or hospitality concepts. A large public parking lot is located immediately in front of the property, providing convenient access.

Downtown Riverfront (DR) zoning allows for a wide range of commercial uses, including: Retail or boutique storefront; Restaurant, café, or coffee concept; Professional or creative office; Mixed-use with residential above; Short-term rental or boutique hospitality; Gallery or studio space, etc.

With its standalone presence, proximity to the marina and boat launch, and flexible zoning, 203 Laurel Street presents an exceptional opportunity for owner-users and investors seeking visibility, accessibility, and long-term upside in a growing riverfront district. Possible seller financing.

PROPERTY HIGHLIGHTS

- Rare standalone building in historic downtown Palatka
- Steps to the St. Johns River, City Marina & public boat launch
- Water views in the Downtown Riverfront (DR) zoning district
- Zoning allows possible expansion to a height of 60ft
- Excellent visibility with strong pedestrian and waterfront traffic
- ±820 SF building ideal for boutique commercial use
- Public parking lot nearby for convenient customer access
- Flexible use options: retail, office, mixed-use, or hospitality
- Positioned in a revitalizing riverfront corridor

OFFERING SUMMARY

Sale Price:	\$584,500
Lot Size:	0.047 Acres
Building Size:	820 SF
Zoning:	DR
APN:	42-10-27-6850-0120-0070

Rich O'Brien

Sr. Sales Associate

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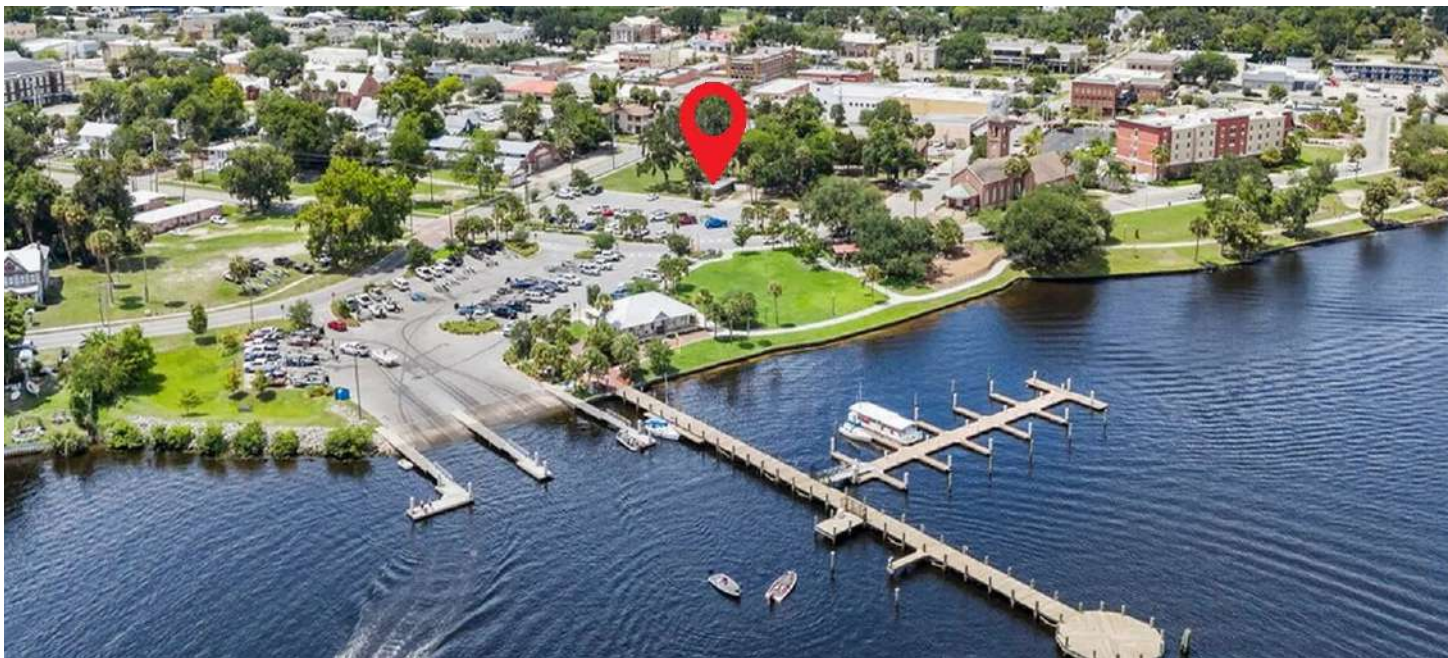


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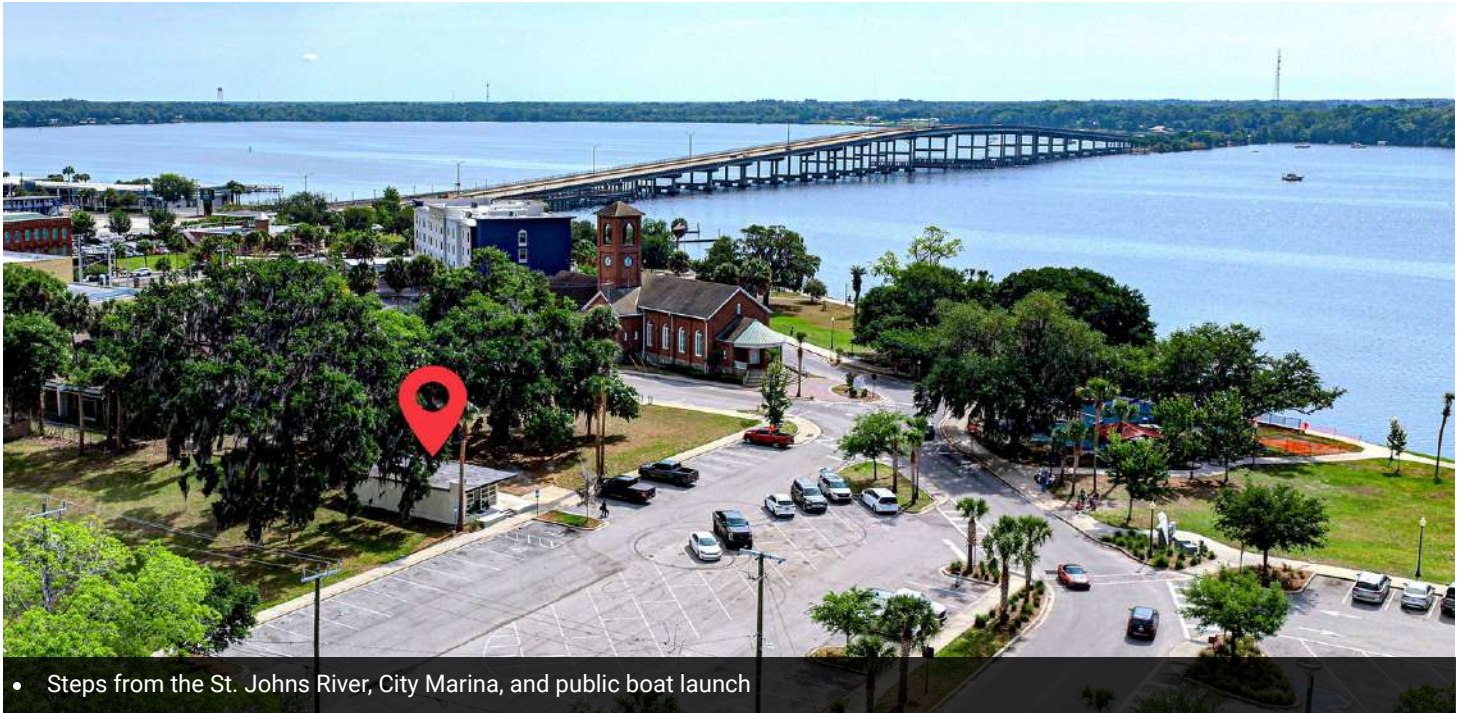


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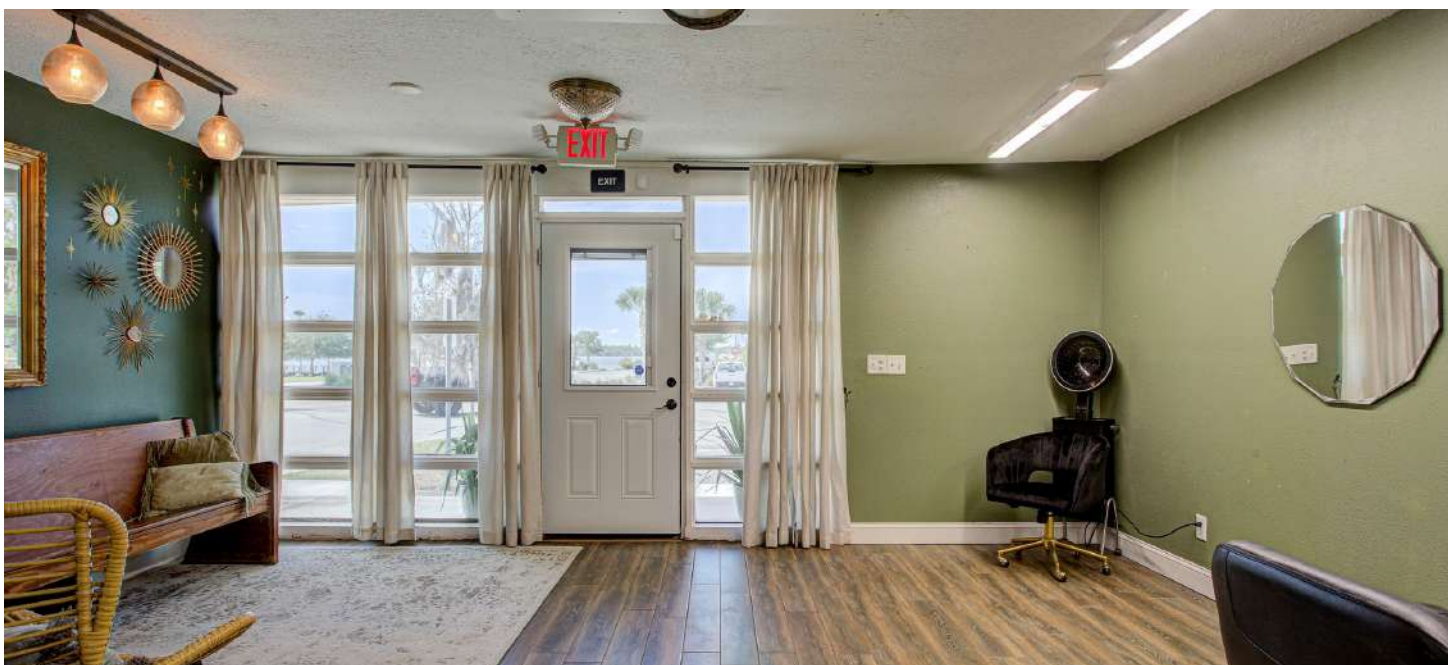
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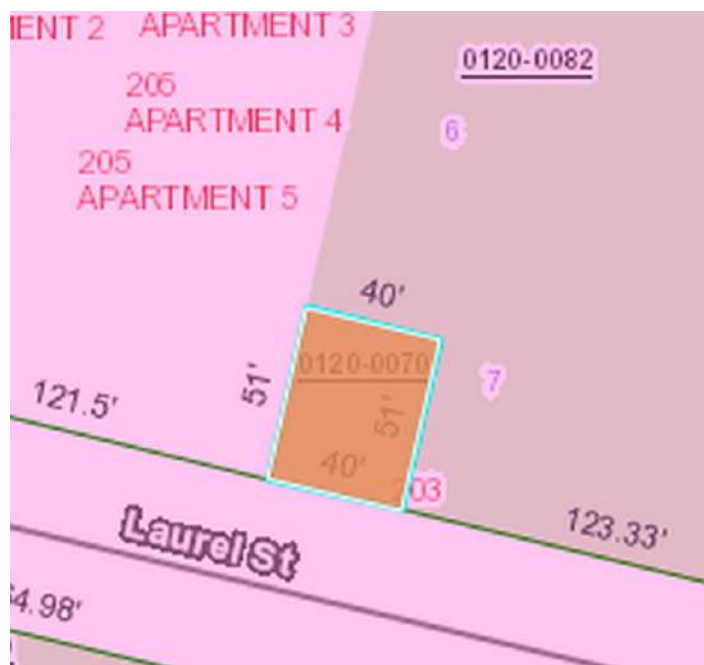
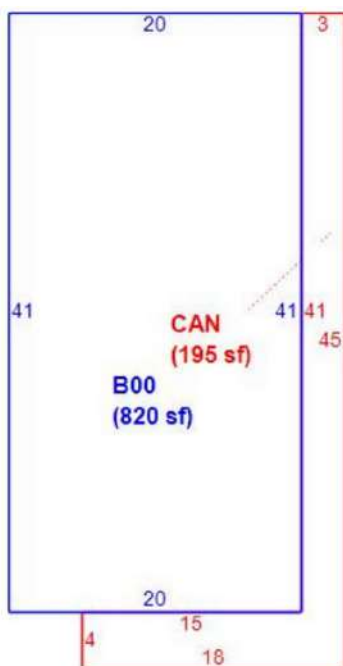
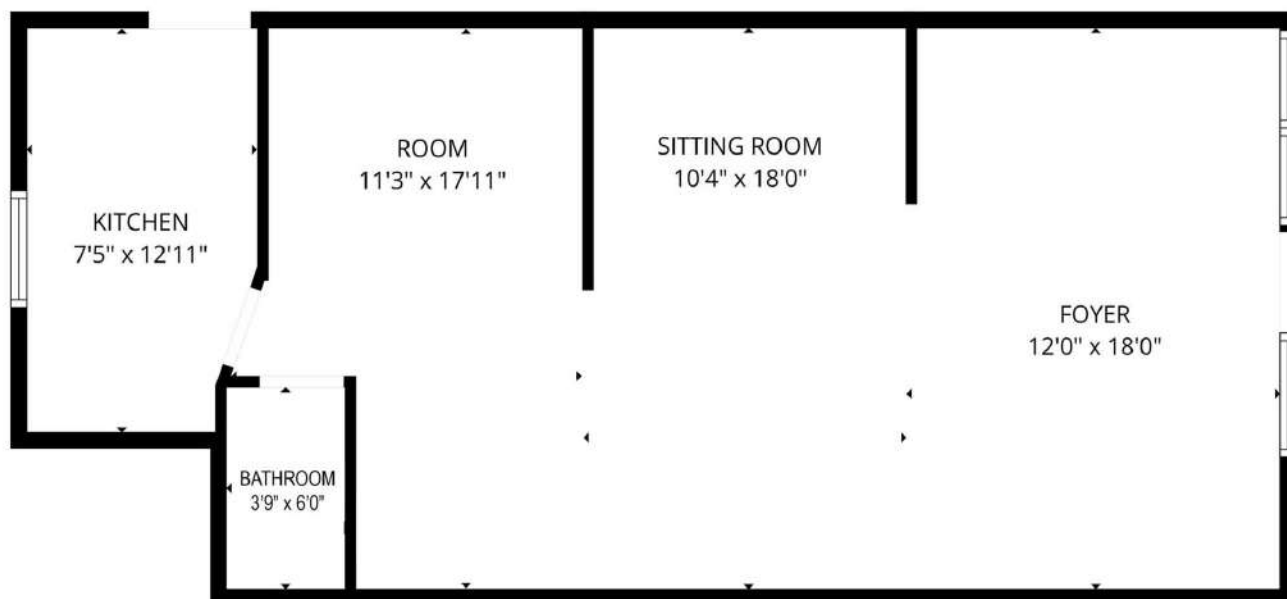


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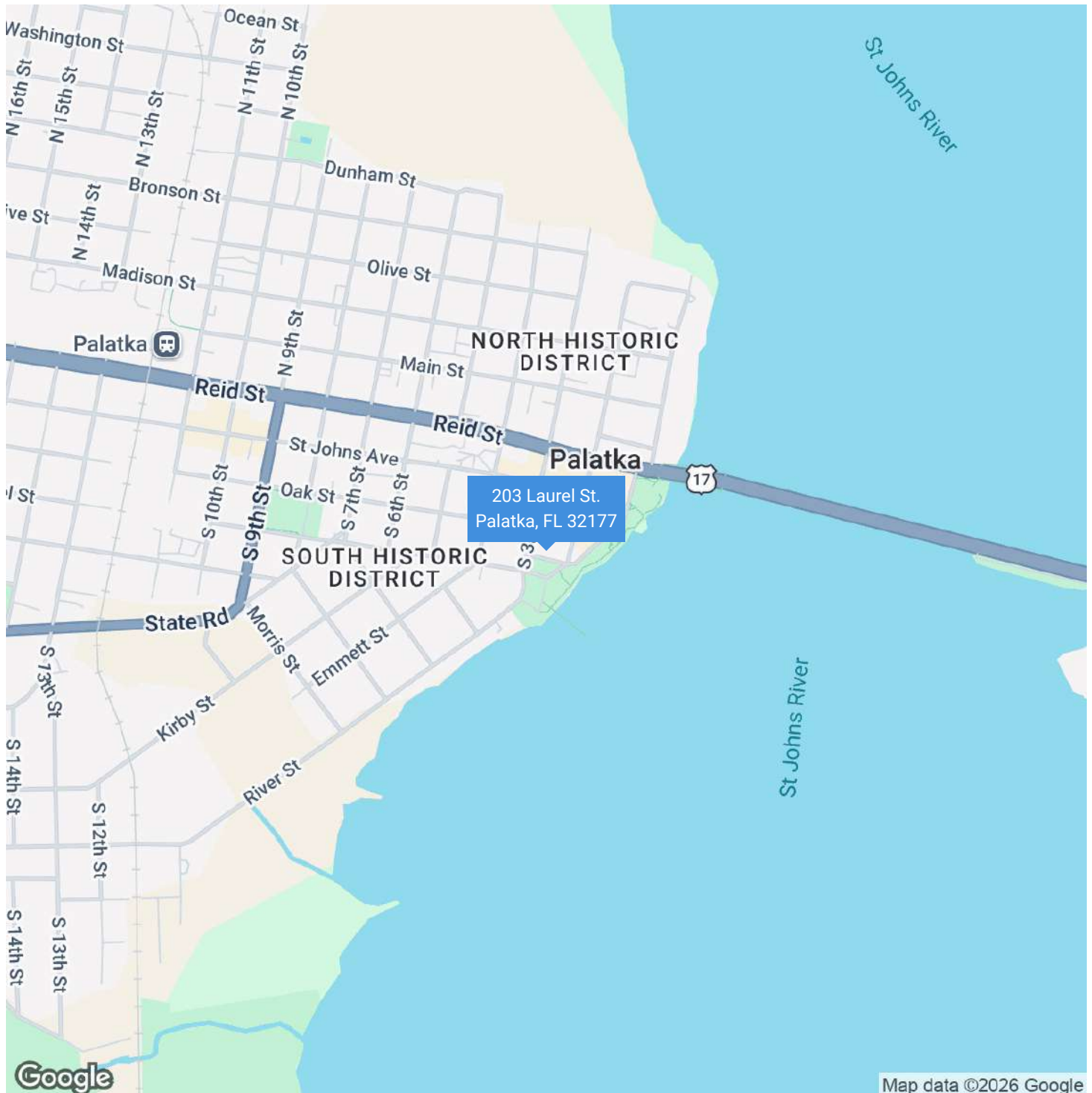


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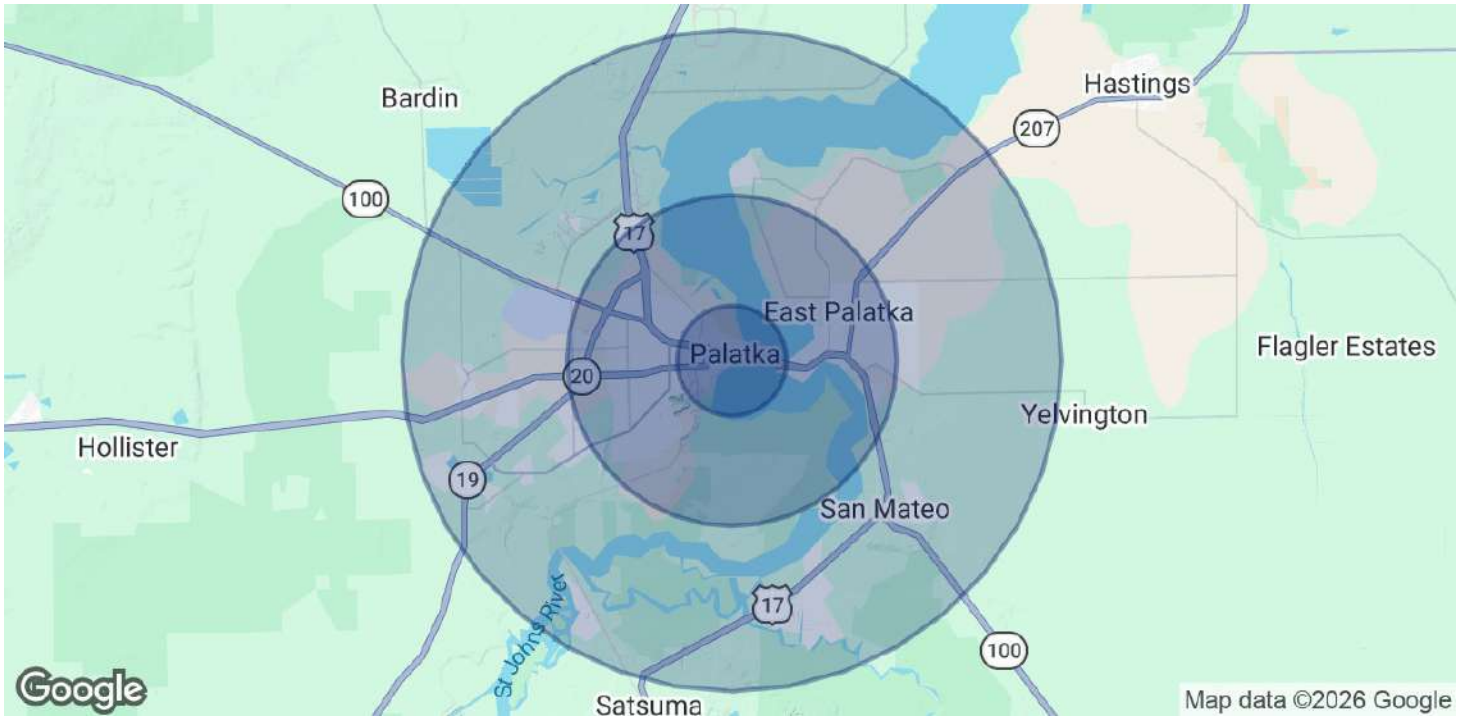


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POPULATION	1 MILE	3 MILES	6 MILES
Total Population	2,717	14,655	26,976
Average Age	43.3	40.9	42.4
Average Age (Male)	51.8	41.1	42.2
Average Age (Female)	40.5	43.1	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	1,231	6,114	11,456
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$51,349	\$56,988	\$61,589
Average House Value	\$138,074	\$153,718	\$195,625

2023 American Community Survey (ACS)

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RICH O'BRIEN

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FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2025—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

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