



FOR SALE

**516 Ash St, Fernandina Beach,
FL 32034
&
107 S 6th St, Fernandina
Beach, FL 32034**

- Zoned C-3, allowing for commercial & residential
- Built in 1876, additions in 1938 and 1988
- ~8,887 SF
- Lot is 100 by 100
- Current use is Retail, Office, Warehouse and Residential
- X Flood zone



8,887 Total SF in Downtown Fernandina Beach. Offered at \$2.3

Opportunity Knocks at this historic building boasting ~ 9,000 SF located in the core of Fernandina's Historic District at the corner of 6th and Ash St. Built in 1876, with arched windows & brick corbeling, the property was originally the home of the Askins Super Market & for the past 40+ yrs, it has been home to Amelia Island Paint & Hardware. The two-story masonry building has ~6,700 SF & includes retail, office, & warehouse space w/ a roll-up door. The 2nd story has a 1,125 SF rental w/ kitchenette, 2 baths, etc. The main roof was replaced in the last 7 yrs. There is a separate building in the rear (107 S 6th St), totaling 1,044 SF which includes a remodeled 2 bed / 1 bath apartment & a separate commercial rental on the 1st floor. C-3 Zoning allows for residential & commercial uses. Imagine the opportunities: a restaurant w/ a rooftop bar, boutique hotel, grocery store, gym, recreation facility, continue w/ retail, professional office, hair salon, spa, daycare, etc.



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516 ASH ST- 6,700 SF RETAIL, OFFICE, WAREHOUSE SPACE



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



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516 ASH ST- 2ND STORY APARTMENT



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107 S 6TH ST- 1,044 SF, SEPERATE BUILDING IN REAR



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516 ASH ST- FLOOR PLAN

516 Ash Street
Floor plan is
for the first
floor. 2nd
story
apartment is
apprx.1,125
SF.



GROSS INTERNAL AREA
FLOOR 1: 6479 sq. ft
TOTAL: 6479 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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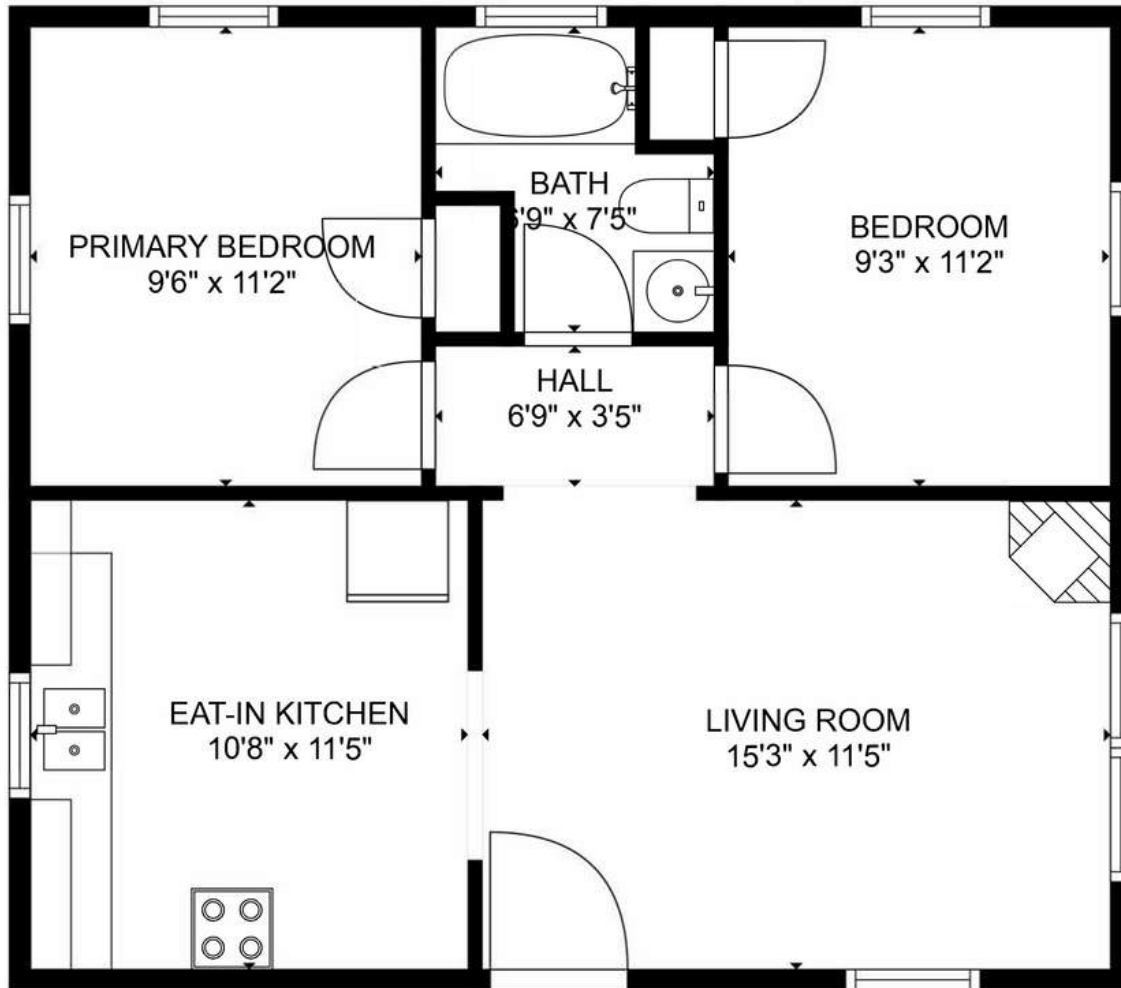


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107 S 6TH ST- FLOOR PLAN



107 S 6th Street.
This is the upstairs
apartment. Bottom
floor is ~648 SF and
could be used for
storage or
commercial rental.

GROSS INTERNAL AREA
FLOOR 1: 603 sq. ft
TOTAL: 603 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate as permissible uses single-family or duplex dwelling units and uses permissible subject to supplemental standards triplex and multi-family dwelling units. These uses may be either freestanding or in mixed use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

2.01.14 Light Industrial (I-1)

The I-1 District is intended for the development of light industrial manufacturing, fabrication, processing, or warehousing, storage, research facilities, commercial activities and services, including lodging accommodations, and community facilities or government buildings, such as, animal services, emergency services or administrative offices, recreational facilities, such as golf courses, or other activities compatible with light industrial operations which are in close proximity to transportation facilities. The district is not intended to accommodate heavy industrial operations or to accommodate commercial that would restrict the principal light industrial operations. Residential development, with exception of a caretaker's unit, is not permissible within the zoning district. The designation of land for the I-1 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

2.01.15 Industrial Airport (I-A)

The Industrial Airport District is intended for the development of airport regulated property. The Industrial Airport District recognizes the need for consistency with permissible uses on airport property as regulated by the Federal Aviation Administration (FAA) and for consistency with height limitations to prevent interference with the safe and efficient operations of the airport. The district disallows use which would impact aircraft operational capabilities, electronic or procedural requirements and/or create an airport hazard as determined by the FAA. Uses within the district are subject to height limitations as imposed by the FAA.

2.01.16 Waterfront Industrial (I-W)

The I-W District is intended for the development of water dependent and water-related manufacturing, assembling, storage, distribution, sales, and port operations that are generally high intensity. The Waterfront Industrial District recognizes existing industrial development with locations that have access to transportation facilities by air, rail, ship, or highway. The designation of land for the I-W District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.