



260 W. King Street, Saint Augustine, FL 32084

Features

- Excellent Investment Opportunity NOTHING COMPARABLE (Zoned for Commercial Multi Use and Residential including Short Term Rental) - [CM 2 Zoning](#)
- Located in Historic West Augustine Business District
- Walking Distance to Newly Announced West Augustine Mobility Hub Development
- Excellent visibility and accessibility on commercial West King Street corridor
- Corner lot with rare extensive on-site parking plus additional on-street parking
- One mile east to the very heart of the Central Historic District/5 minutes by car/15 minute walk
- Zoning Allows Multiple Commercial Uses: Small Shop/Boutique/Antique Shop/Jewelry Store/Professional Office/Coffee & Sandwich Shop/Nail & Hair Salon
- Historically Used as Long-term Residential Rental with Excellent Rental History
- Historic circa pre-1900 cottage with all original architectural features, including three spacious rooms, full bath with cast iron footed tub with shower attachments and three covered porches, high 9'-4" ceilings
- Restoration of building completed by local preservation contractor
- One large Bedroom/One full Bath
- Spacious living room and separate kitchen
- Refrigerator, electric stove, microwave with exterior exhaust, stackable washer/dryer, electric 40 gal. hot water heater, blinds, fans and light fixtures included
- Approximately 580 SF centrally heated and cooled space
- Central HVAC system with new units installed April 2022 with bi-yearly maintenance
- All upgraded wiring and plumbing
- Foam sprayed attic area for enhanced insulation value
- Underground FPL main service line
- 5V metal crimp roof 2012 (porch roofs with patina were left for decorative flair)
- Custom made pressure treated wood lattice at all crawl spaces
- Charming solid tongue and groove wood ceilings and walls (no drywall)
- Subfloor and finish floor solid antique heart pine
- Termite Bond Transfers with Property
- Off-grade construction with brick piers
- 13' elevation (NOT in flood zone)
- Monitored security system and smoke detectors