



Accelerating success.



For Sale or for Lease

Asking Price:

\$1,995,000

\$6.00/SF NNN

Contact us:

Robert W. Selton, III

Senior Executive Director
+1 904 861 1111
robert.selton@colliers.com

Matt Entriken

Executive Director
+1 904 861 1148
matt.entriken@colliers.com

76 S. Laura St., Ste 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville

115 South 2nd Street Fernandina Beach, FL 32034

18,088± SF building in Historic Fernandina Beach

Building highlights

- In historic downtown Fernandina Beach
- Home currently to a museum on one side and on the other a former distillery that expanded and out grew location
- Across from a new residential townhome development (former lumber yard)
- City hall is caddy corner
- Perfect for warehousing, maritime related uses
- Great redevelopment play and or adaptive reuse in an area with a lot of economic revitalization
- Potential for water views
- The main historic shopping district is just a block away

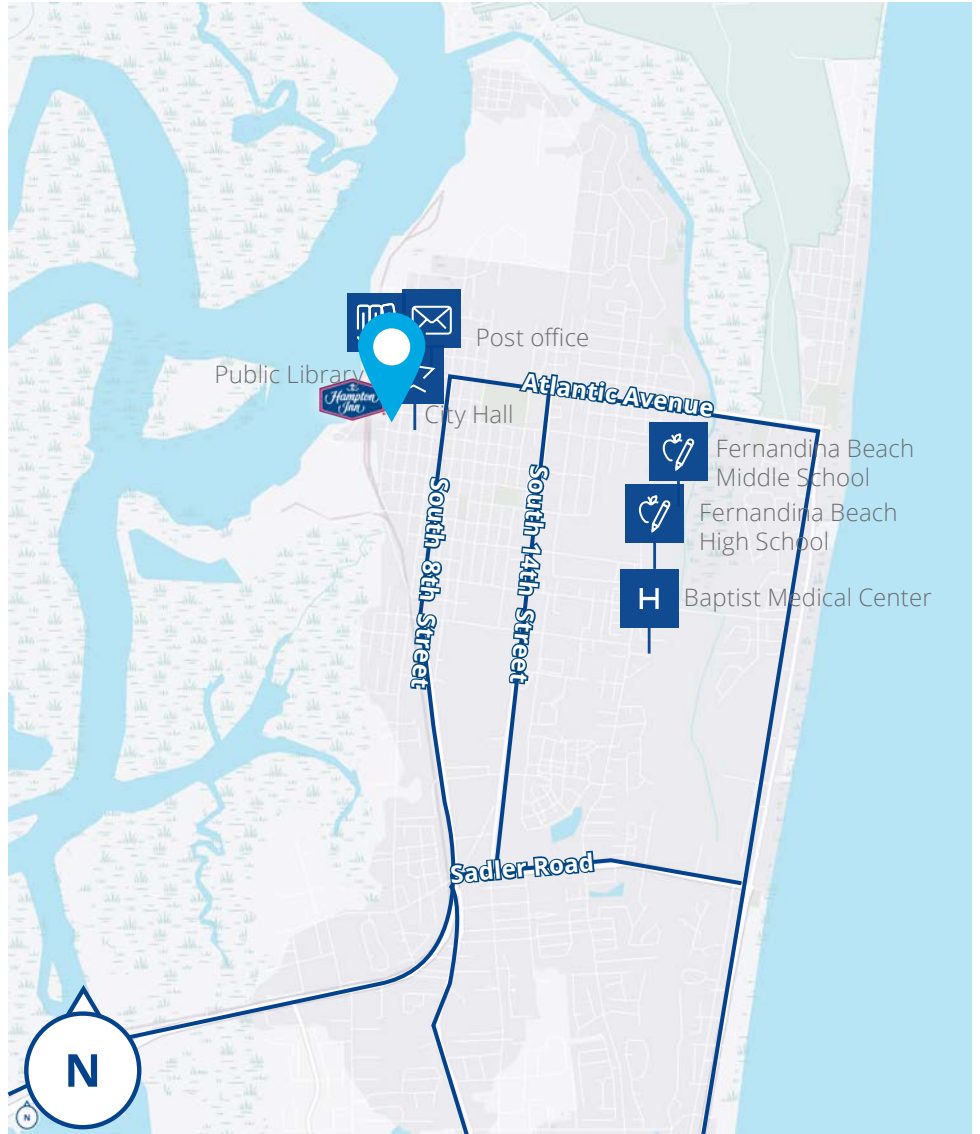
Copyright © 2021 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Location & Access

Nearby Retail

- City of Fernandina Beach City Hall
- Hampton Inn
- The Salty Pelican Bar and Grill
- Florida House Inn Amelia Island
- Timoti's Seafood Shack
- Amelia Island Convention and Visitors Bureau & Welcome Center
- Nassau County Public Library Fernandina Beach Branch
- Historic Courthouse
- Tasty's Fresh Burgers
- The Boat House

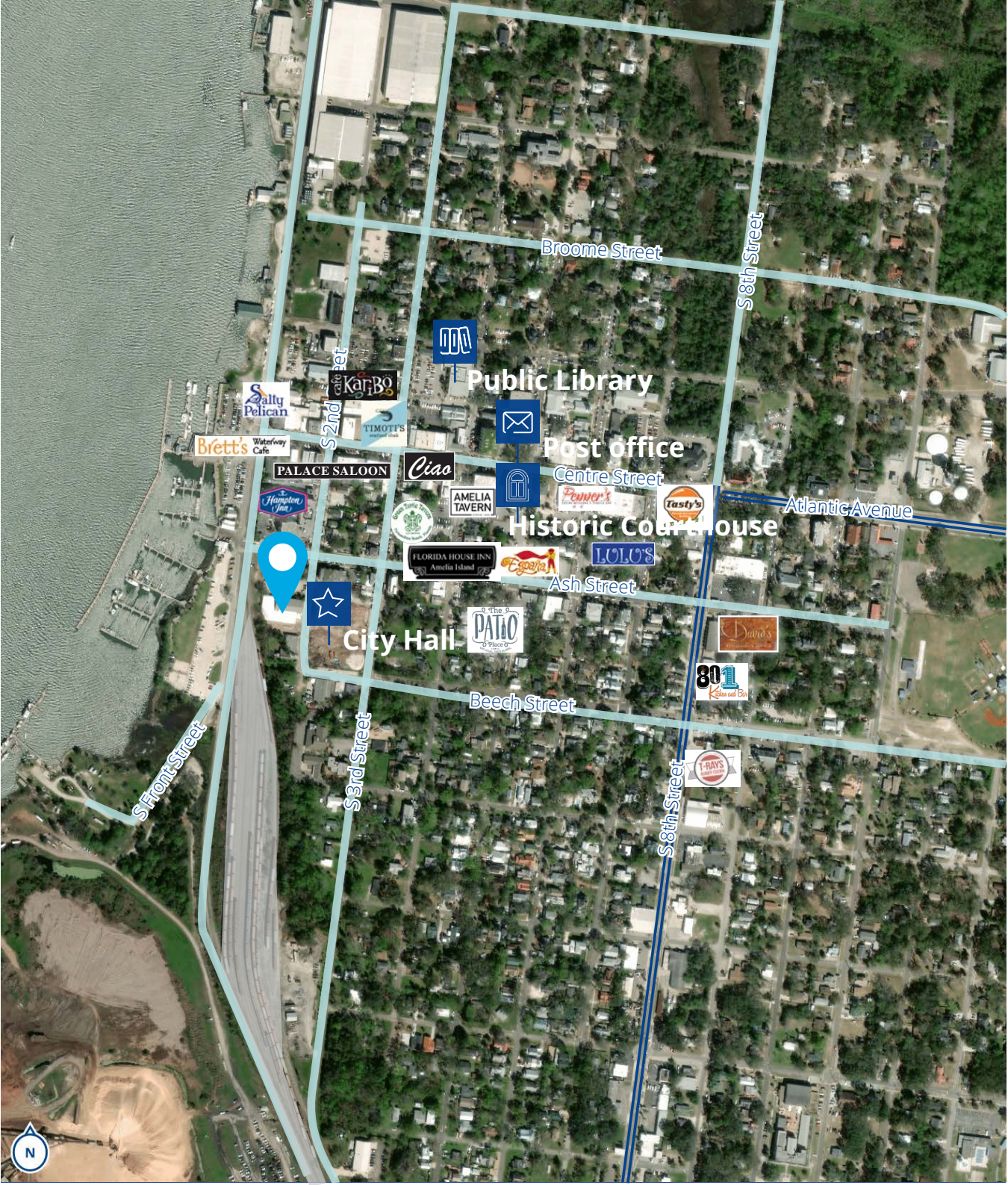


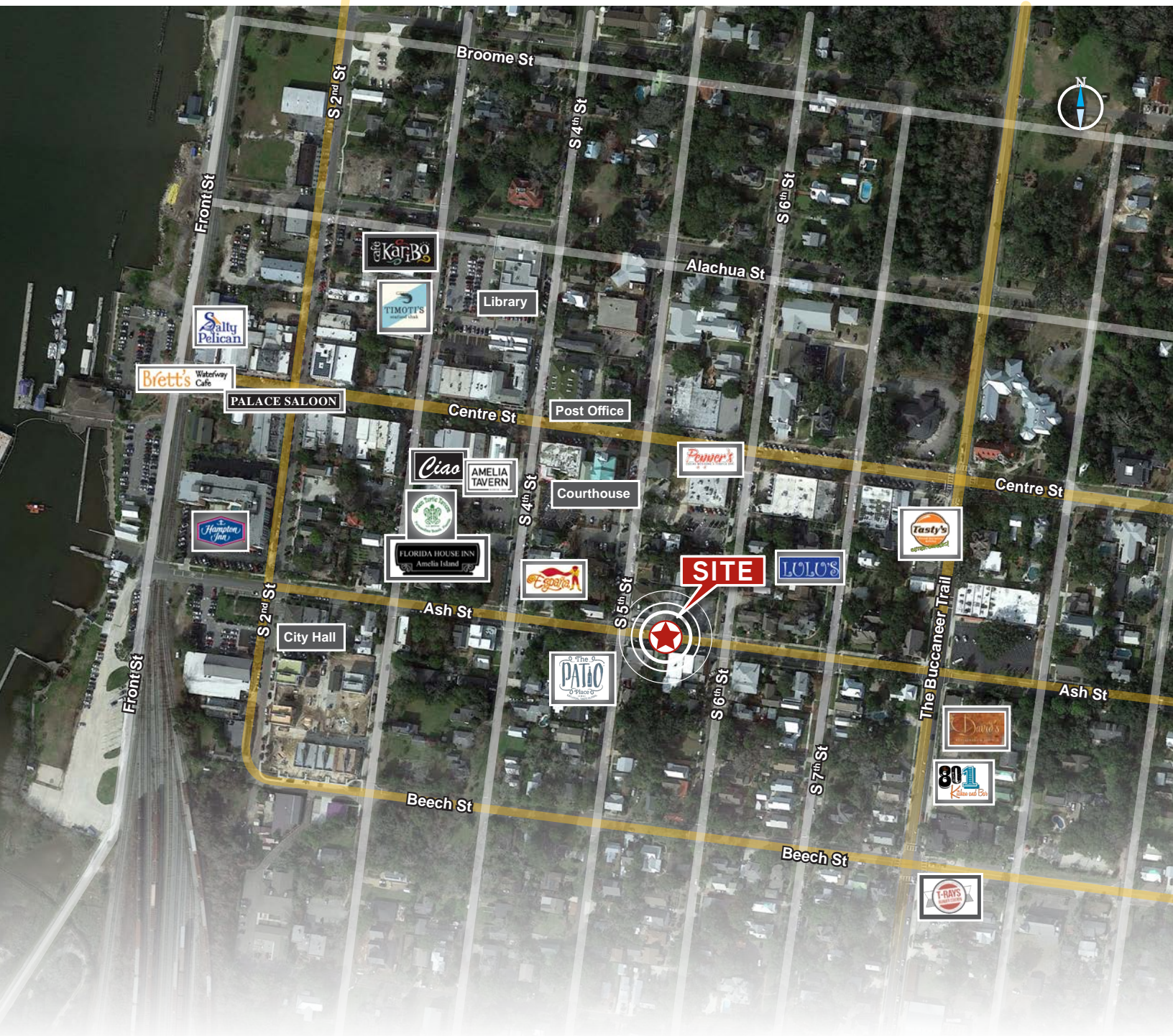
Area Demographics

Source: ESRI Business Analyst

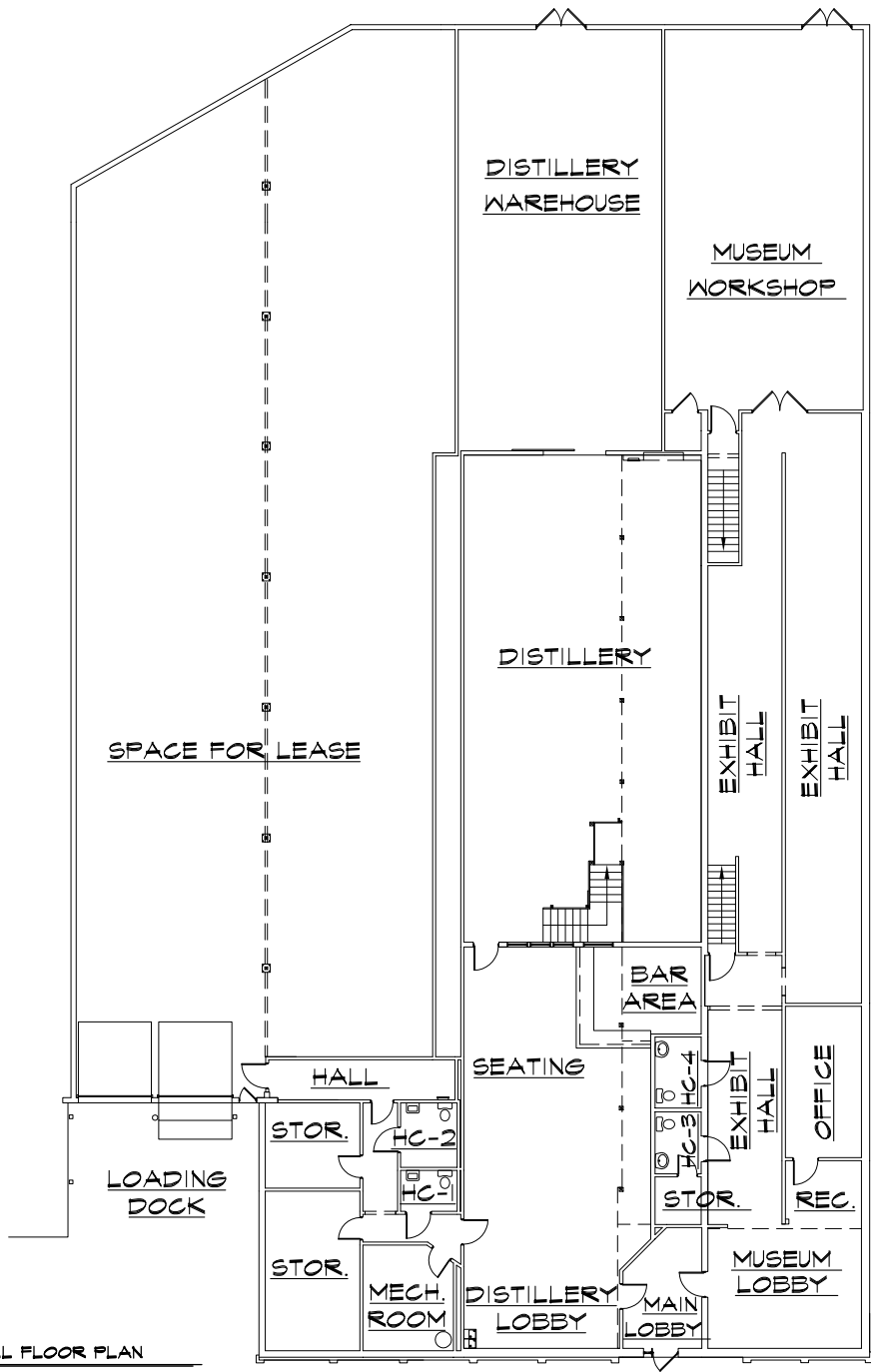


Location & Access





Floor plan



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Floor Plan

115 S 2nd Street | For Sale

Property Gallery



For Sale

Historic Fernandina Beach

Address	115 South 2nd Street, Fernandina Beach, FL 32202
Building size	18,088± SF
Site area	0.39± acres
Parking	1.81/1,000 SF
Zoning	MU-1
Parcel number	00-00-31-1800-0271-0070
Year built	1925
Year renovated	1994
Exterior	Concrete block
Climate controlled	Yes



Contact us:

Robert W. Selton, III

Senior Executive Director
+1 904 861 1111
robert.selton@colliers.com

Matt Entriken

Executive Director
+1 904 861 1148
matt.entriken@colliers.com



1087750

76 S. Laura St., Ste 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville