



Accelerating success.



For sale

Asking Price:

\$2.5M

Contact us:

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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

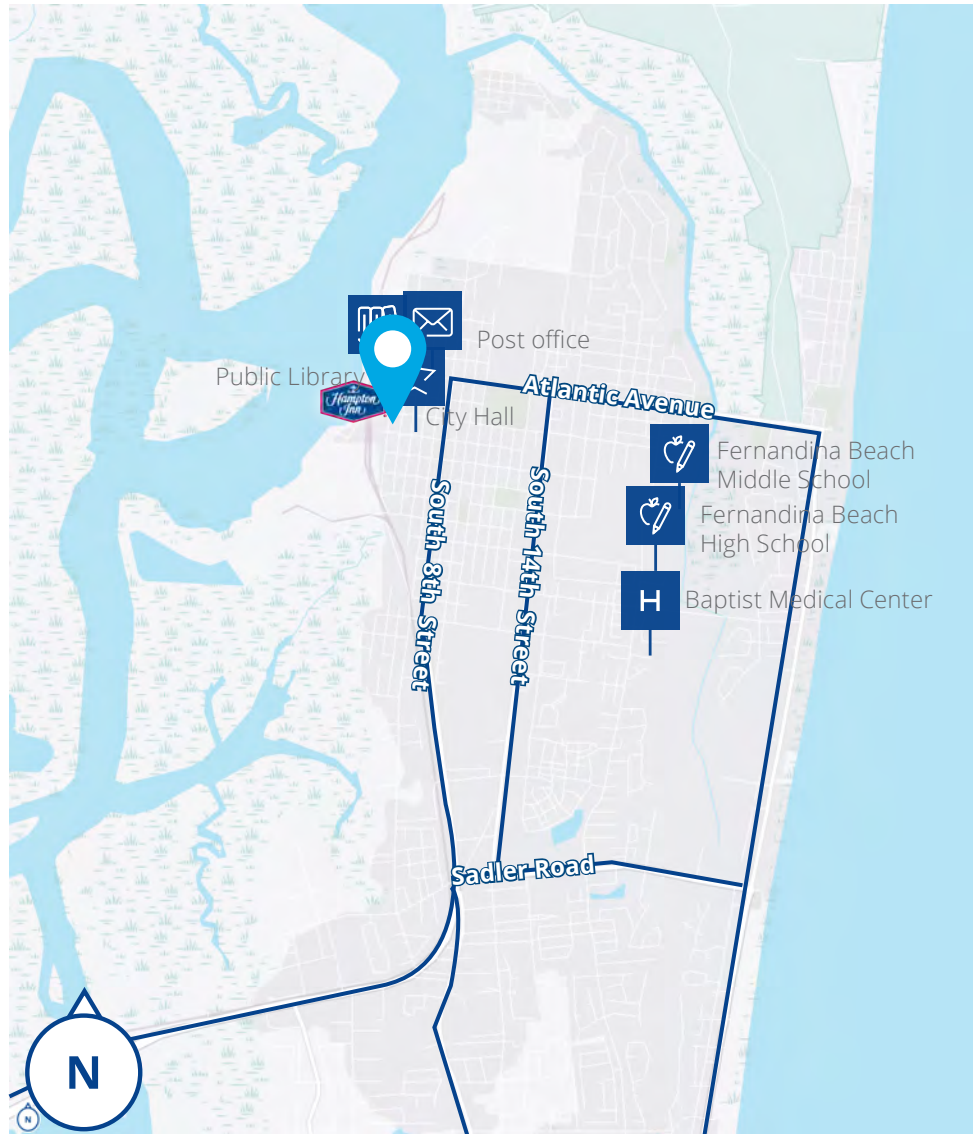
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Location & Access

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

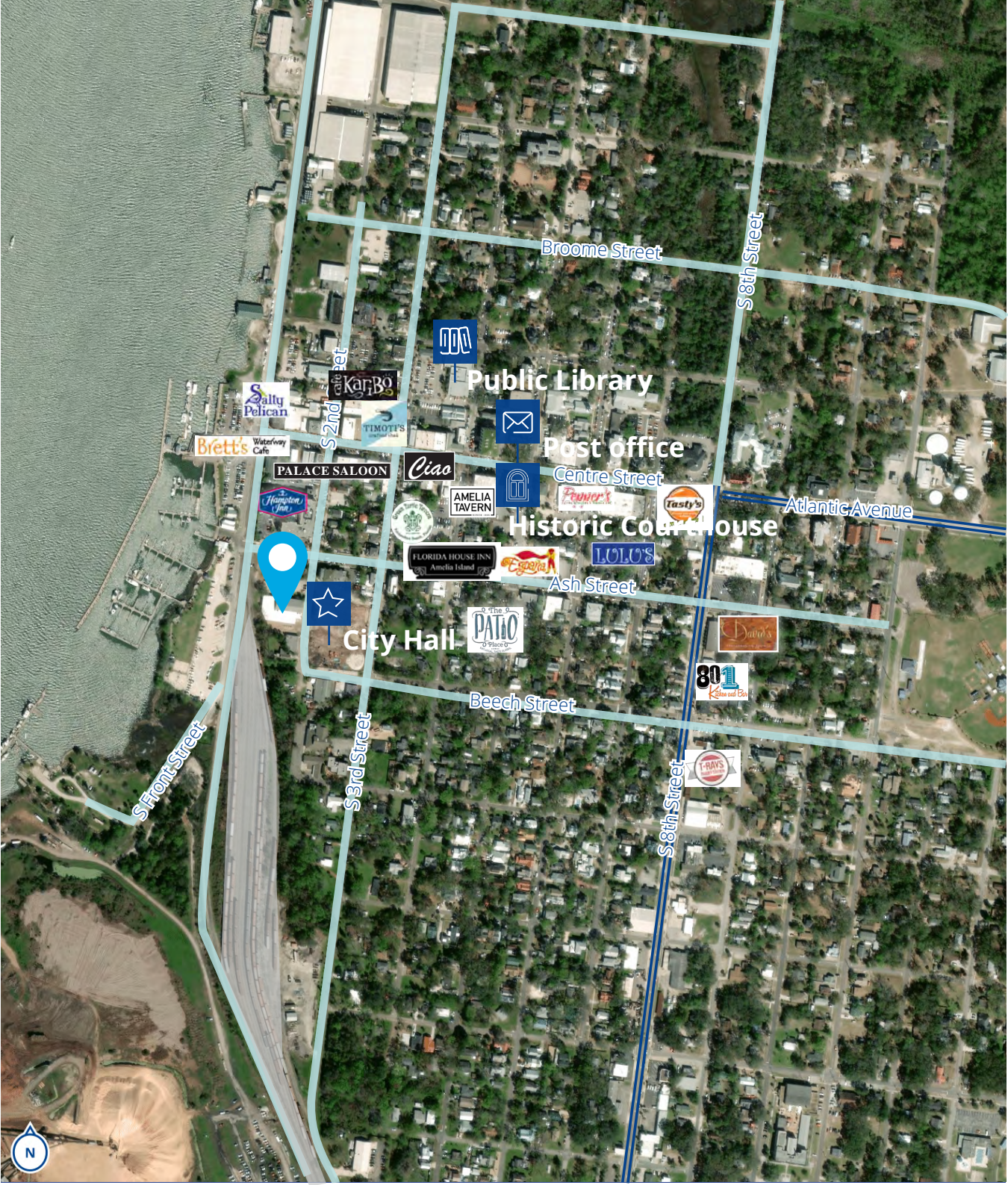


Area Demographics

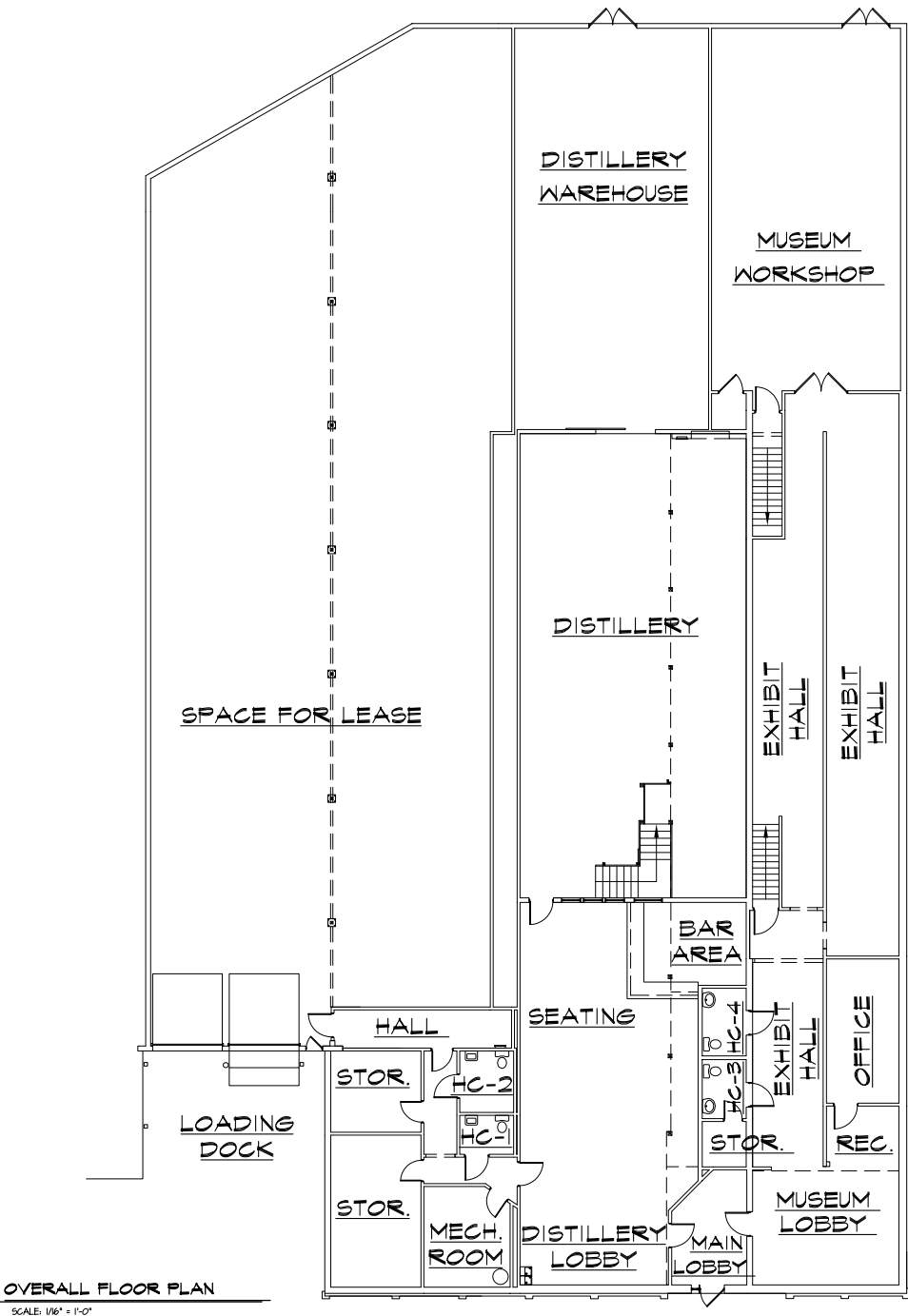
Source: ESRI Business Analyst



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



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