



BENCHMARK

Flagler-Whitehall Vacant ALF Land FOR SALE

2255 Old Moultrie Rd., St. Augustine, FL 32086



3.86 ac

125 ALF Bed Approved

4.5 Acres

Vacant / Commercial

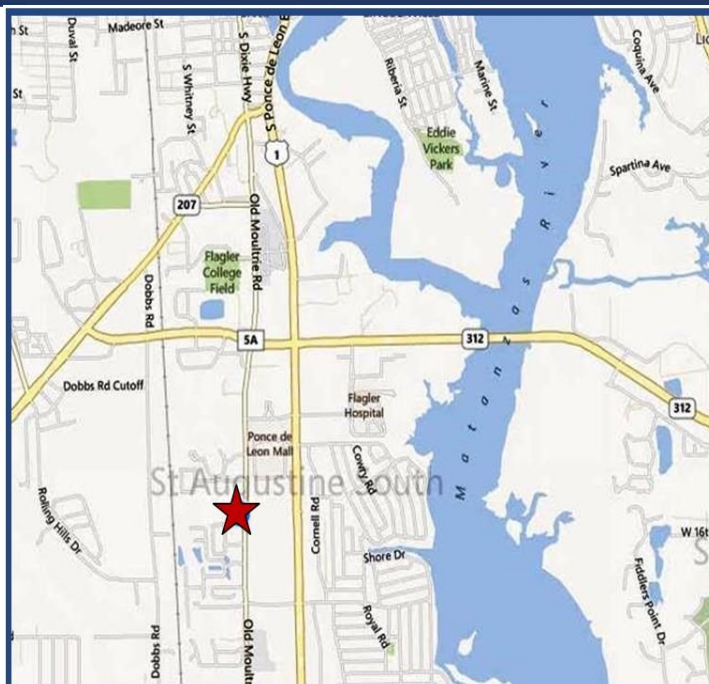
\$745,000

**Owner financing available
to qualified buyer!**

PROPERTY & AREA DESCRIPTION

- ◆ Property consists of + 4.5 acres of land planned for a Assisted Living Facility.
- ◆ Across adjacent parking lot for possibly a 11,200 SF Office Building for administration offices.
- ◆ 3.86 acres usable and the property is cleared and a retention pond is located on the property.
- ◆ New Concurrency for 125 Bed ALF site..
- ◆ Conveniently located office medical professional site off US Hwy 1 on Old Moultrie Rd. (CR 5A) with easy access to SR 312 and SR 207.
- ◆ Located across from the new Wal-Mart, within 1.5 Miles from Flagler Hospital, and just 10 minutes from Old Town St. Augustine.

LOCATION MAP



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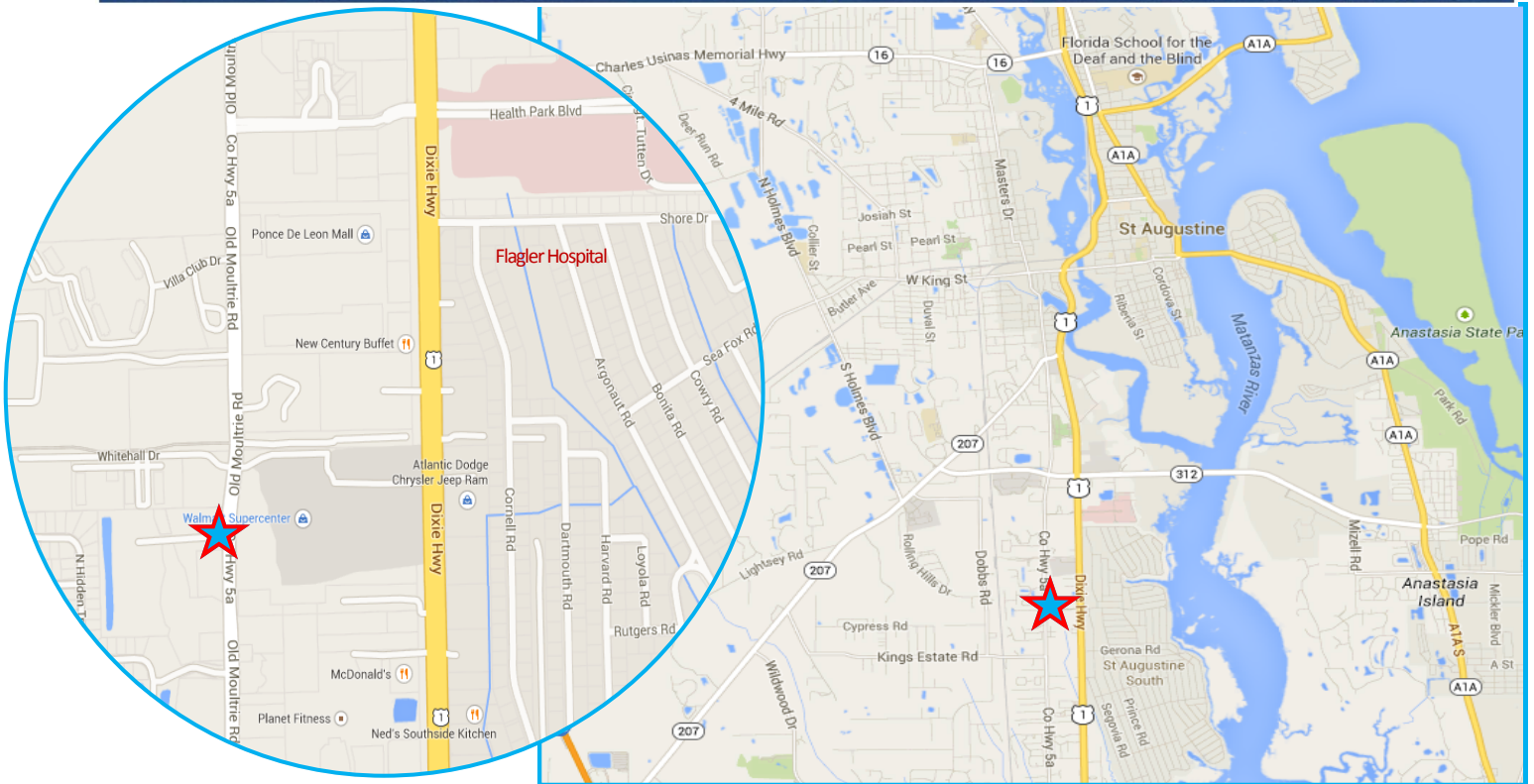
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