

INCOME PROPERTY · DUPLEX · ST. AUGUSTINE BEACH · FL 32080

# 203 9th Street

St. Augustine Beach, Florida 32080

PRICE ADJUSTMENT  
OFFERED AT**\$725,000****2**

UNITS

**3**

BEDROOMS

**1**

BATHROOMS

**2,200**

SQ. FT. TOTAL

**~1,100**

SQ. FT./UNIT

**32080**

ZIP CODE

## PROPERTY OVERVIEW

A rare beach-area duplex just blocks from the Atlantic — 203 9th Street features two stacked, equal sized units, each with **3 bedrooms and 1 bathroom**, totaling 2,200 sq. ft. Live in one unit and let the other pay your mortgage, rent both for maximum cash flow, or hold as a long-term coastal asset. **Duplexes in St. Augustine Beach are exceptionally rare.**

## PROPERTY HIGHLIGHTS

- Two units — each with 3 bed / 1 bath (~1,100 sq. ft.)
- Live in one unit, rent the other — income from day one
- Strong long-term rental history and income potential
- Just blocks from the white sands of St. Augustine Beach
- Walk to A1A dining, shops & St. Augustine Pier
- Beach duplex inventory is extremely limited — act now
- Minutes to historic downtown St. Augustine

## PRIME LOCATION

### Life at Its Best — On the Beach

- Steps to St. Augustine Beach & Atlantic
- Walk to Sunset Grille, Salt Life & Beachcomber
- Stroll to Kookaburra Coffee & Island Donuts
- Minutes to Historic Downtown St. Augustine
- Near the St. Augustine Fishing Pier
- Anastasia State Park — nature & wildlife
- ~45 min to Jacksonville Intl Airport
- Top-rated St. Johns County School

### The Investor's Edge

Multi-family properties near St. Augustine Beach are nearly impossible to find. Two income-producing units, one prime address, and a market primed for appreciation.

*"Two units. One address. A rare chance to own — and earn — on St. Augustine Beach."*

## Schedule Your Private Showing Today

A rare beach-area duplex — two units, endless possibilities

BRIDGE OF LIONS REALTY

St. Augustine, Florida

CONTACT US NOW

203 9TH STREET · ST. AUGUSTINE BEACH, FL 32080

BRIDGE OF LIONS REALTY · ST. AUGUSTINE, FL

LISTED AT \$725,000



# BRIDGE OF LIONS REALTY

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