

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

203 9th Street

St. Augustine Beach, Florida 32080

OFFERED AT

\$735,000**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 \$735,000



BRIDGE OF LIONS REALTY

320 HIGH TIDE DRIVE, SUITE 101-D, ST. AUGUSTINE, FLORIDA 32080

904.808.7368

BRIDGEOFLIONSREALTY.COM