



**COLDWELL
BANKER
COMMERCIAL**

PREMIER PROPERTIES

WGV PROFESSIONAL CENTER

Pacetti
ST AUGUSTINE, FL 32092

AVAILABLE SPACE
1,200 - 7,200 SF

SPECIAL PRICING
Pre-Construction

FEATURES

- Individual Medical/Office Condos
- Brand New Construction
- 5 Mile Radius: Over 20,000 homes approved to be built



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COLDWELL BANKER COMMERCIAL
PREMIER PROPERTIES
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084
904.827.1717

FOR SALE

CBCWORLDWIDE.COM



WGV PROFESSIONAL CENTER

Pacetti, ST AUGUSTINE, FL 32092

SALE



OFFERING SUMMARY

Sale Price:	\$349,000
Available SF:	1,200 - 7,200
Lot Size:	9.3 Acres
Year Built:	2022
Unit Size:	1,200 SF
Zoning:	PUD
Market:	Jacksonville
Submarket:	Saint Augustine
Price / SF:	\$290.83

PROPERTY OVERVIEW

Your chance to have an office in one of the finest communities in Northeast Florida. The World Golf Village area is an unbelievable community just north of St. Augustine and south of Jacksonville in one of the fastest growing corridors in the state. Just a stones throw away from Silverleaf a new community in the early stages of development with over 10,000 single family homes approved and under construction. If you are not familiar with the area it is worth taking a look. Perfect location for a 1st class office for accountants, financial professionals, insurance agents, medical practices, attorneys, office outside of the home and much, much more. You can't beat this location for exposure, atmosphere and charm. Truly fantastic! World class golf, tennis and swimming facilities right outside your front door.

LOCATION OVERVIEW

International Golf Parkway Exit from I-95 just Southwest at State Road 16 corridor.

PROPERTY HIGHLIGHTS

- Individual Medical/Office Condos
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WGV PROFESSIONAL CENTER - PHOTOS FROM PREVIOUS DEVELOPMENT IN PALENCIA

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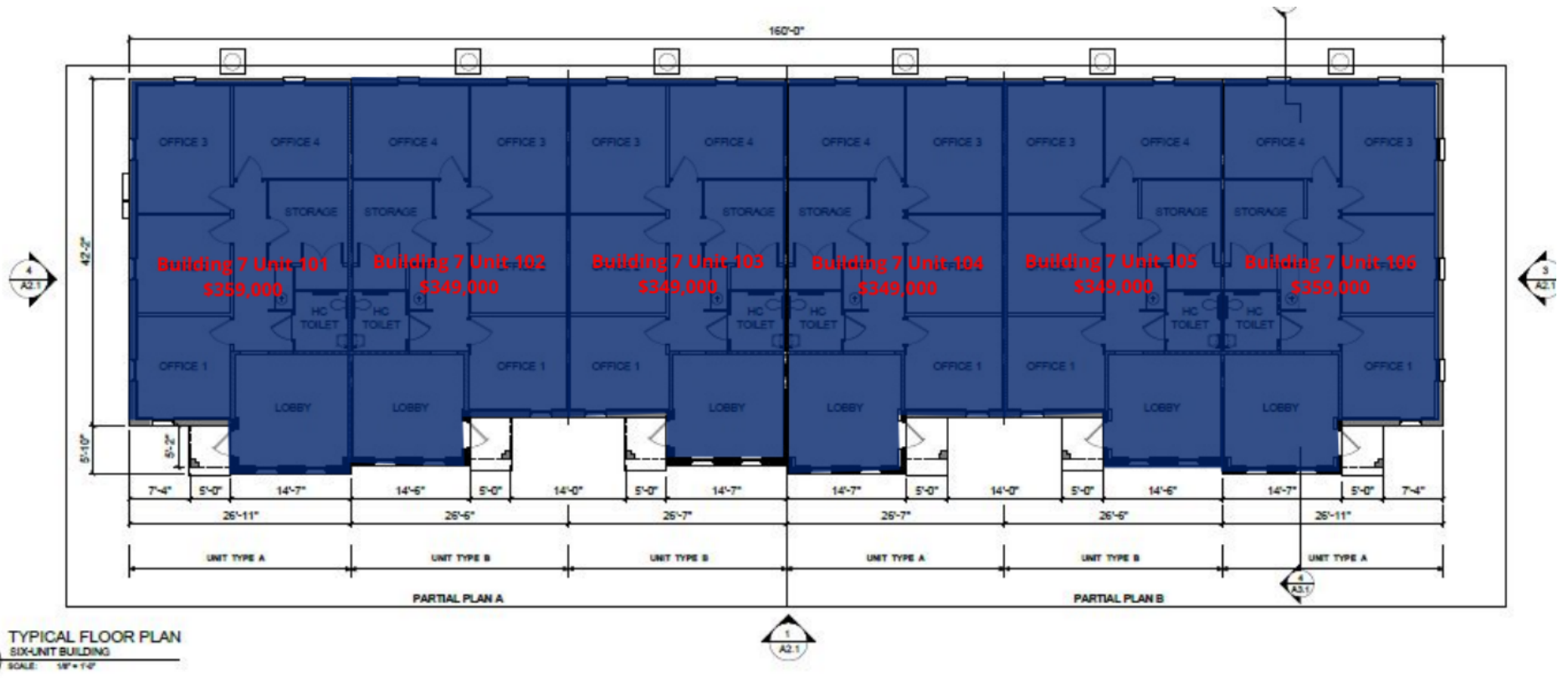
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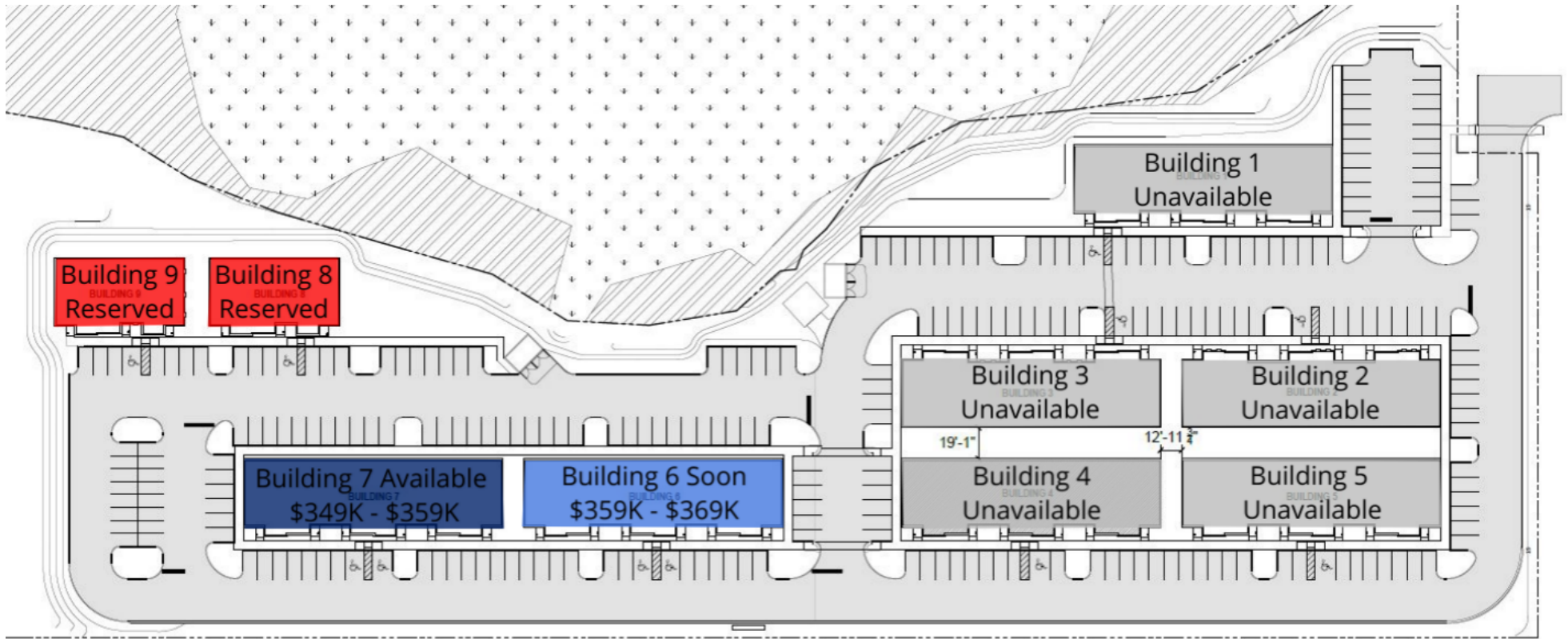
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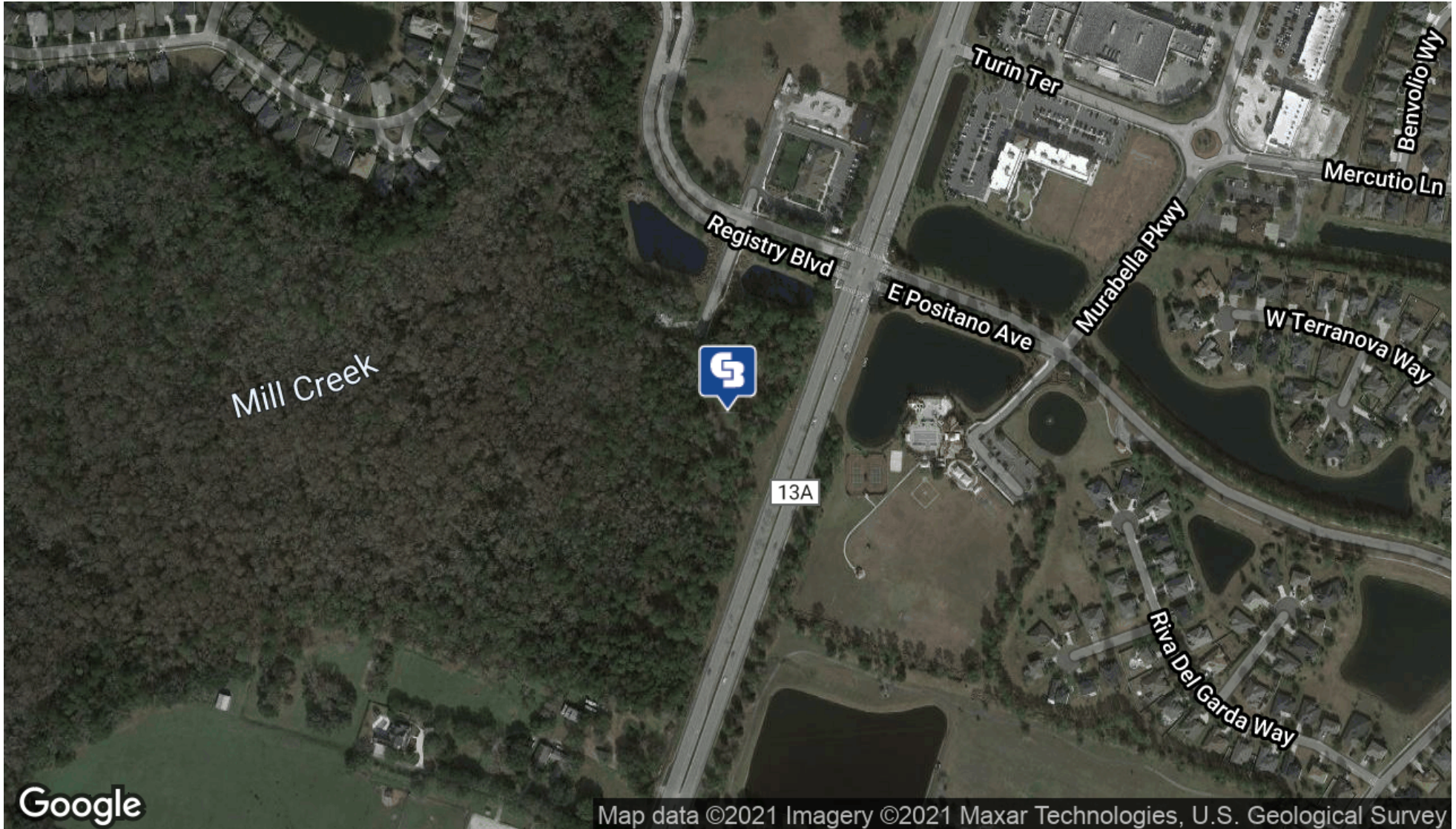
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Google

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POPULATION

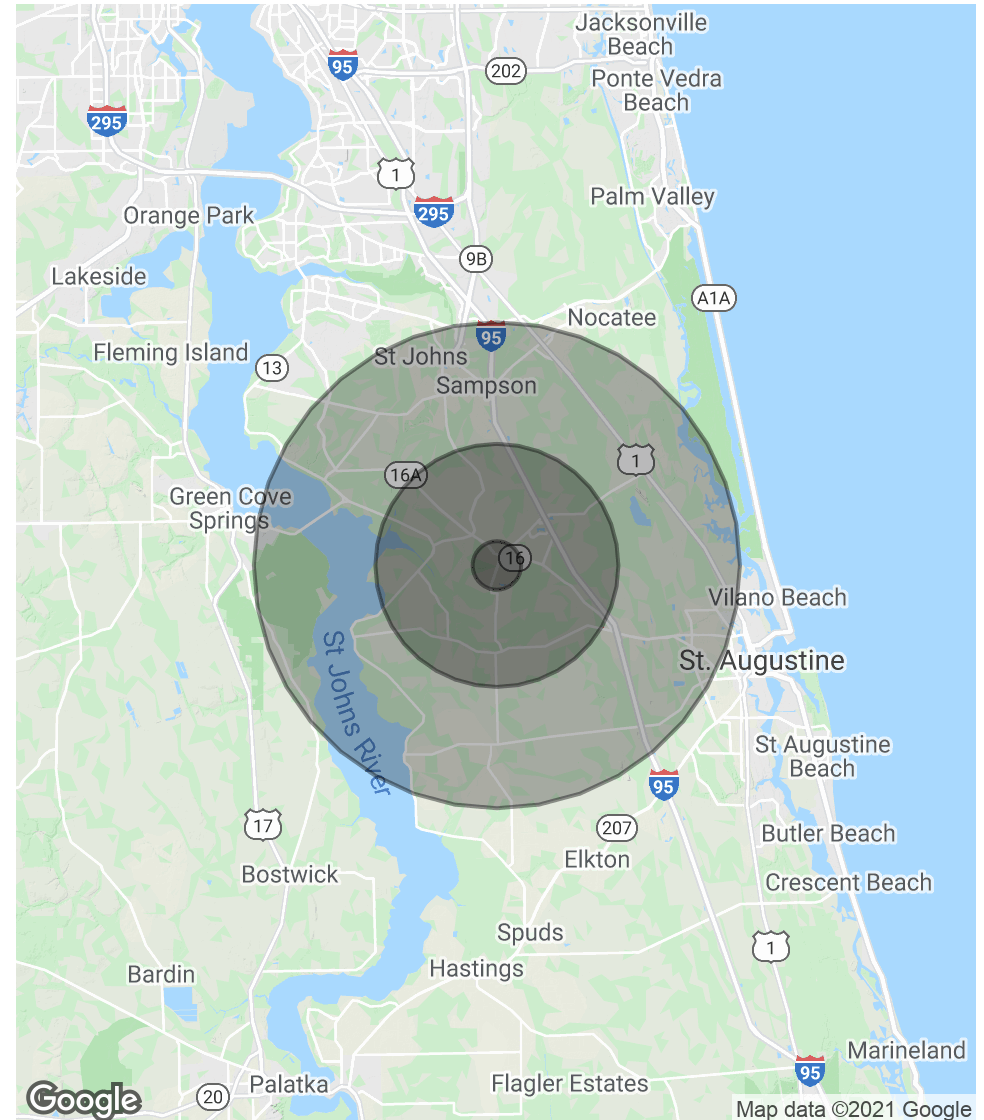
5 MILES

Total Population	30,474
Average Age	36.7

HOUSEHOLDS & INCOME

5 MILES

Total Households	11,007
# of Persons per HH	2.7
Average HH Income	\$125,145



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