



## FOR SALE > DENUCCI'S SOFT SERVE

Business & Real Estate  
1,025± SF Available  
\$975,000

ROBERT W. SELTON, III  
CEO | Northeast Florida  
+1 904 358 1206 | EXT 1111  
robert.selton@colliers.com

MATT ENTRIKEN  
Executive Vice President  
+1 904 358 1206 | EXT 1148  
matt.entriken@colliers.com



COLLIERS INTERNATIONAL  
50 N Laura St., Suite 1725  
Jacksonville, FL 32202  
+1 904 358 1206  
[www.collier.com/jacksonville](http://www.collier.com/jacksonville)

2210 SADLER ROAD  
FERNANDINA BEACH, FL 32034

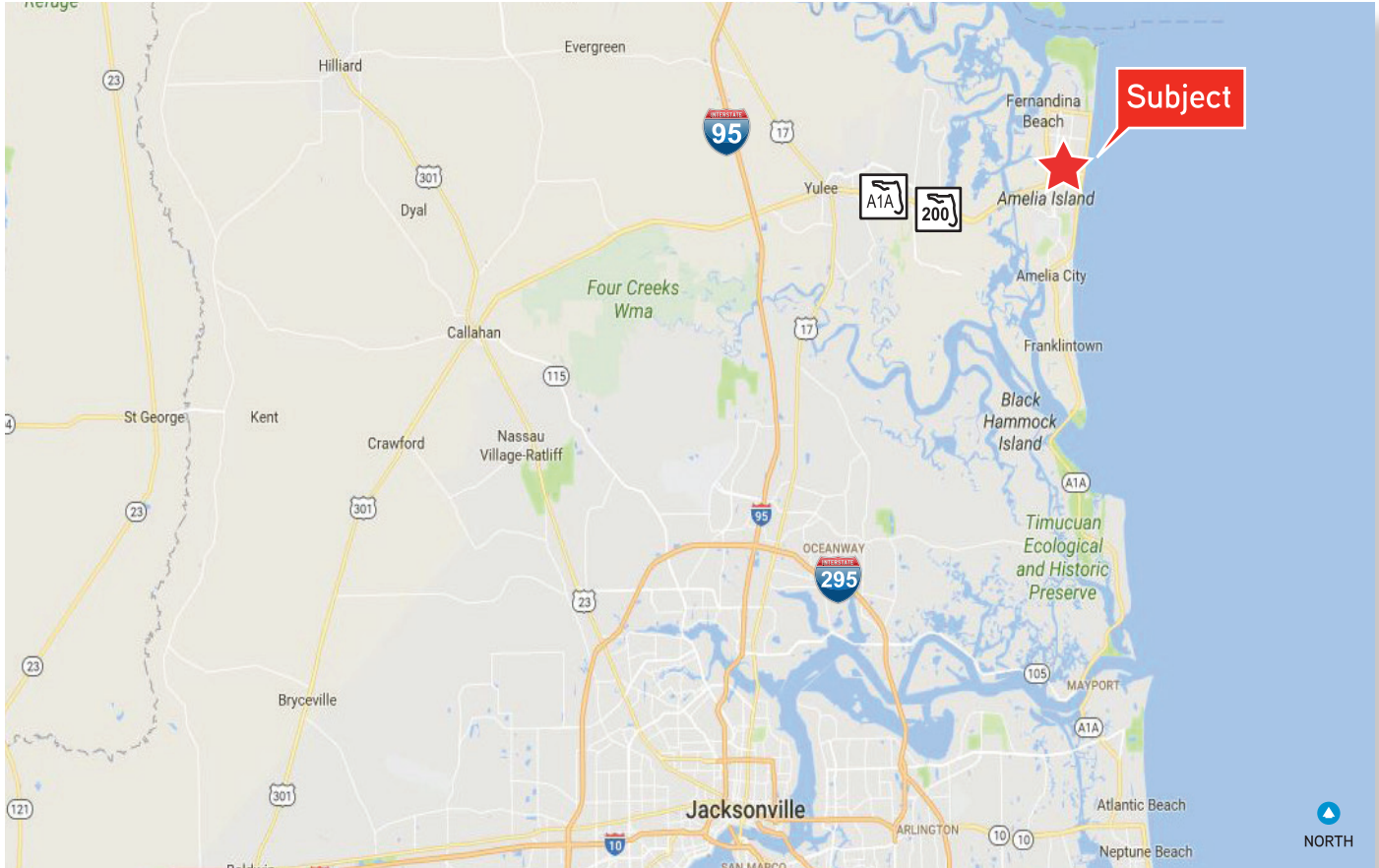
### Property Features

- > Turn-key ice cream shop and restaurant
- > 1,025± SF drive-thru facility with playground
- > Store has had trending increase in sales year after year
- > Built in 2010
- > 1.1± AC with large vacant area in rear for expansion or second business possibilities
- > On main commercial corridor of Fernandina Beach
- > Close to hotels, restaurants, schools, and the beach
- > Hotel development tentatively scheduled for adjoining lots to east in 2018
- > Financials and equipment list available upon request and with Confidentiality Agreement approved by seller



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## Site Details

- > Land Size Acres: 1.1±
- > Parcel #: 00-00-30-0600-0002-0170
- > Zoning: Commercial General (CG)
- > Frontage: 120' frontage on Sadler Road
- > Amenities: Drive-thru lane, fenced play area

## Building Details

- > Building Type: Restaurant/Fast Food
- > Total Building SF: 1,025±
- > Year Built: 2010
- > Floors: 1
- > Parking: 13 spaces



FOR SALE > AMELIA ISLAND BUSINESS

# Property Photos | Exterior

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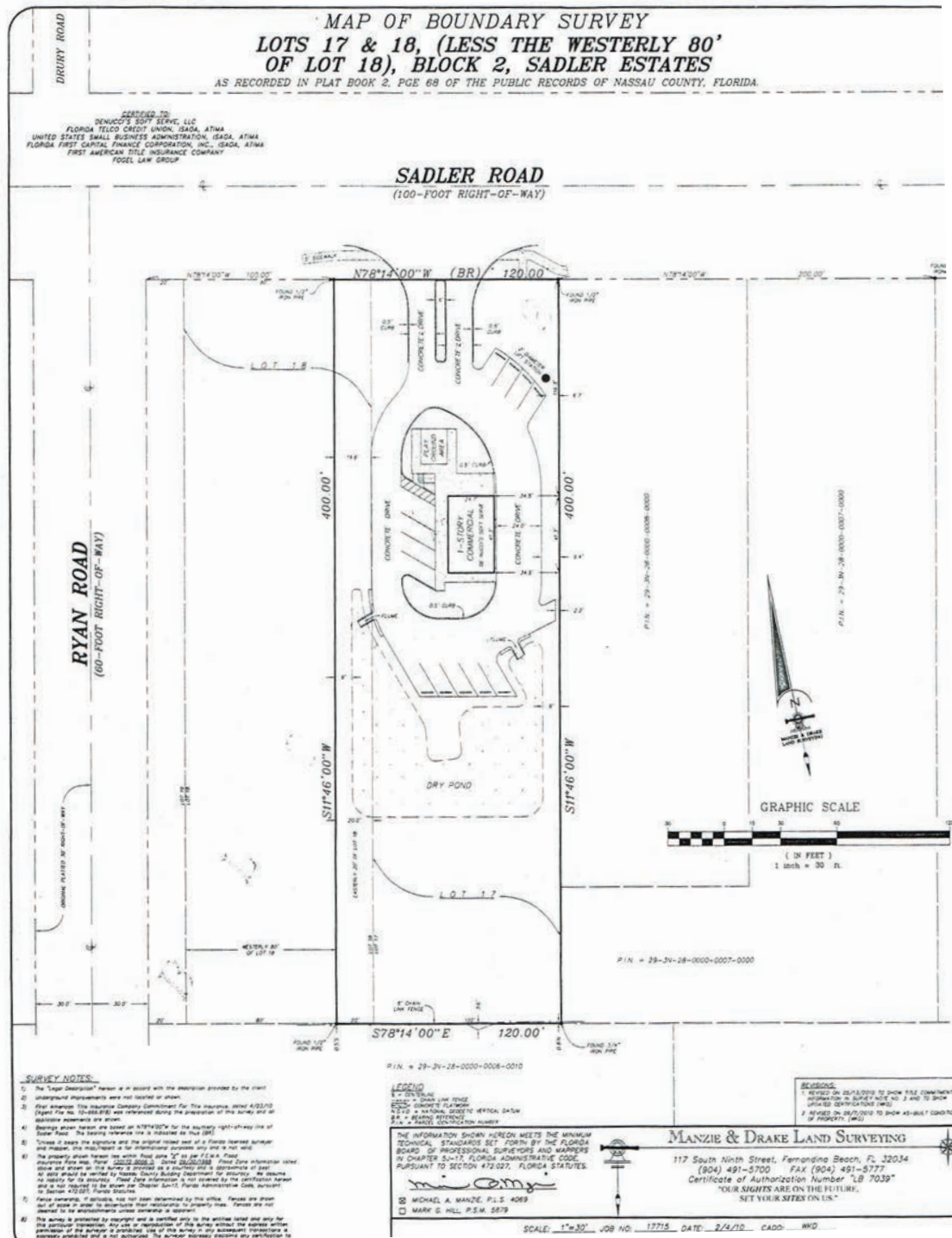
# Property Photos | Interior

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Please contact us to see this property

## Contact Us

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