

River Park Inn, Bed & Breakfast (St. ...

103 Magnolia Ave, Green Cove Springs, FL 32043



Presented By:
Coldwell Banker Vanguard Realty



River Park Inn, Bed & Breakfast (St. Aug.)

103 Magnolia Ave, Green Cove Springs, FL 32043

Property Details

Well respected and successful Bed & Breakfast. ONLY ONE IN ALL OF CLAY COUNTY. Quaint riverside village setting. Close to river front with park, swings, pier, and boat slips. Adjacent almost new municipal pool that is spring fed! Restaurants, theatre, shops within short wall (some less than a block away).

This is a truly magnificent building. Built in 1885 and is in the local and State historic registry. Seller only rents 5 of the 8 bedrooms (they live on third floor) but a live in manager could operate this and add two more bedrooms easily.

Building has a new standing seam metal roof, vinyl siding (that is hard to tell) - maintenance free features. Fairly new HVAC system.

Beautifully restored hardwood floors, trim and stair cases.

Price: \$734,900

- Great NOI!
- Great location only a short drive to historic OLD SAINT AUGUSTINE.
- Well maintained. Impeccable reputation.
- Many returning users every year.
- Incredible area with parks, river boardwalk, swings, pier, boat slips.

View the full listing here: <https://www.loopnet.com/Listing/103-Magnolia-Ave-Green-Cove-Springs-FL/18805361/>

Price:	\$734,900
Property Type:	Hospitality
Property Sub-type:	Hotel
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.10%
Lot Size:	0.16 AC
Building Size:	4,480 SF
Average Daily Rate:	109
Revenue/Avail Room:	64
No. Rooms:	8
No. Stories:	3
Year Built:	1895
Parking Ratio:	2.23/1,000 SF
Corridor:	Interior

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Unit/Room Mix Information

Description	No. Rooms	Avg. Daily Rate
undefined	8	undefined

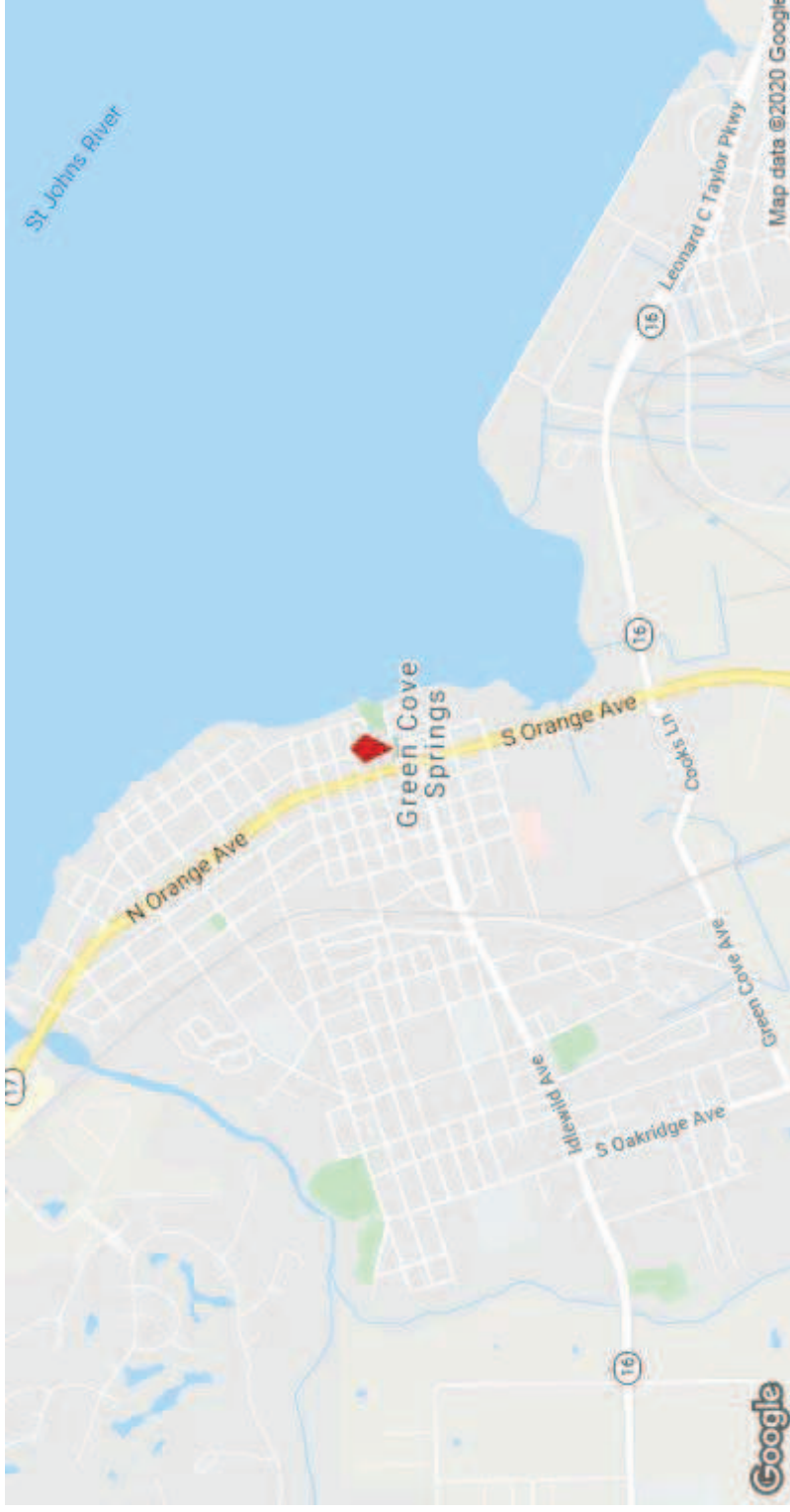
Major Tenant Information

Tenant	SF Occupied	Lease Expired
River Park Inn	-	

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Property Photos



Front View



Applegate House Historic Marker

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Front Porch



Park opposite Inn

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1st Floor Front Porch



Adjacent Wall to Riverfront

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Entry Hall



River Park Inn

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Adjacent Pool-Pavilion



Front View

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Special Suite Bath-Sitting Room



Parlor

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Dining Room3



Special Occasion Suite

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Special Suite Jacuzzi



Adjacent River Park Pavilion

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Dining Room2



Bedroom3

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Adjacent Pool-Pavilion2



Nice Rooms

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Nice Bedrooms



Nicely Appointed Bathrooms

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First Floor Front Porch2



Another Bathroom

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Corner of Magnolia & Spring St



2nd Floor Porch

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Front View 3

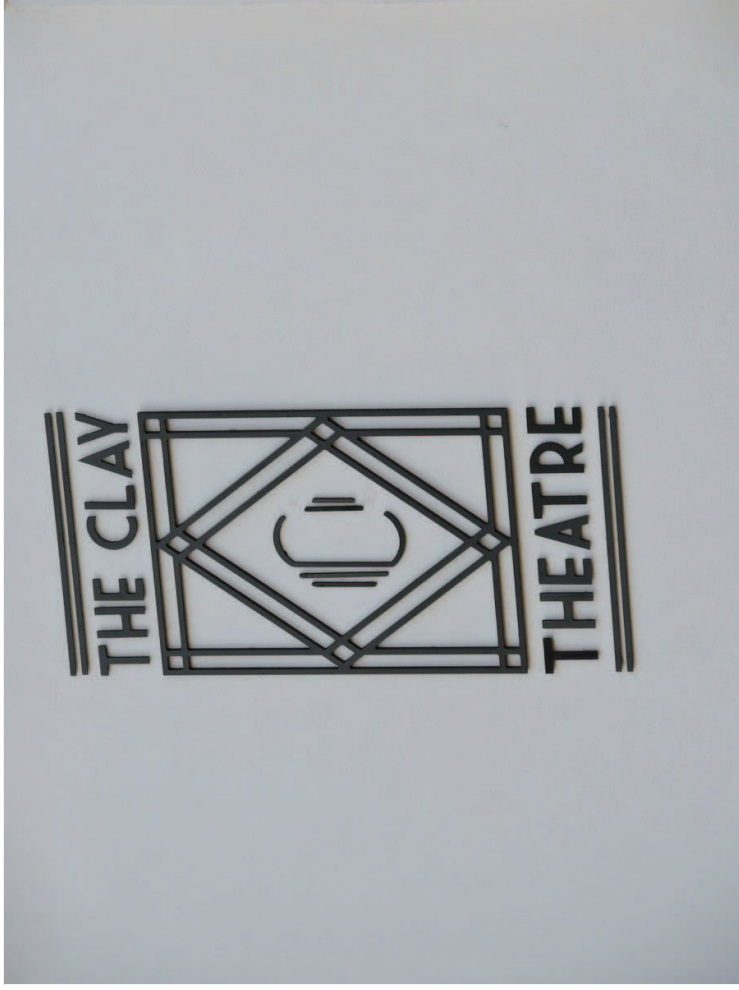


Historic Clay Theatre (1 Block Away)

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Historic Clay Theatre



Kitchen

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Kitchen2



HVAC

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Detached Storage-Garage



Local Visitor

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Local Visitor2



Marina with Boatslips

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Outdoor Gazebo



Restaurants (1 Block away)

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River Park Steps Away



Riverfront Park Picnic Areas

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Riverfront Park Pier Steps Away



Riverpark Inn B&B

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Special Suite Shower



Special Suite2

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Spring from Pool



Spring Park Playground Nearby

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Staircase to 3rd Floor



Staircase1

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Typical Fireplace



Typical Shower

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Park opposite Inn



Gazebo area

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Outdoor Patio area



Interior Photo

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