

SALE

EBI MGMT. GROUP BUILDING

725 South J Street Pensacola, FL 32502



PROPERTY DESCRIPTION

Located in the vibrant City of Pensacola, Florida Sanders Beach neighborhood. This HUBZone property is a unique owner/user opportunity. It is located near Naval Air Station Pensacola (NAS), Port of Pensacola, Pensacola International Airport (PNS), other businesses. With a flourishing economy and a coastal lifestyle, this presents a quiet office building with ample parking.

PROPERTY HIGHLIGHTS

- 14 Private Offices, 2 Conference Rooms, Kitchens, 6 Bathrooms, Shower, Laundry Hookups
- 2019 New Roof
- 2020 Upgraded Plumbing, HVAC, Flooring, Exterior Super Paint, Interior Paint, Fencing
- 2022 New Kitchen and Full Bath Front Section, Security Alarm and Cameras

OFFERING SUMMARY

Sale Price:	\$915,000
Lot Size:	0.722 Acres
Building Size:	5,628 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	474	1,607
Total Population	249	940	3,268
Average HH Income	\$66,698	\$70,246	\$70,284

Joseph Leccese

Senior Commercial Associate

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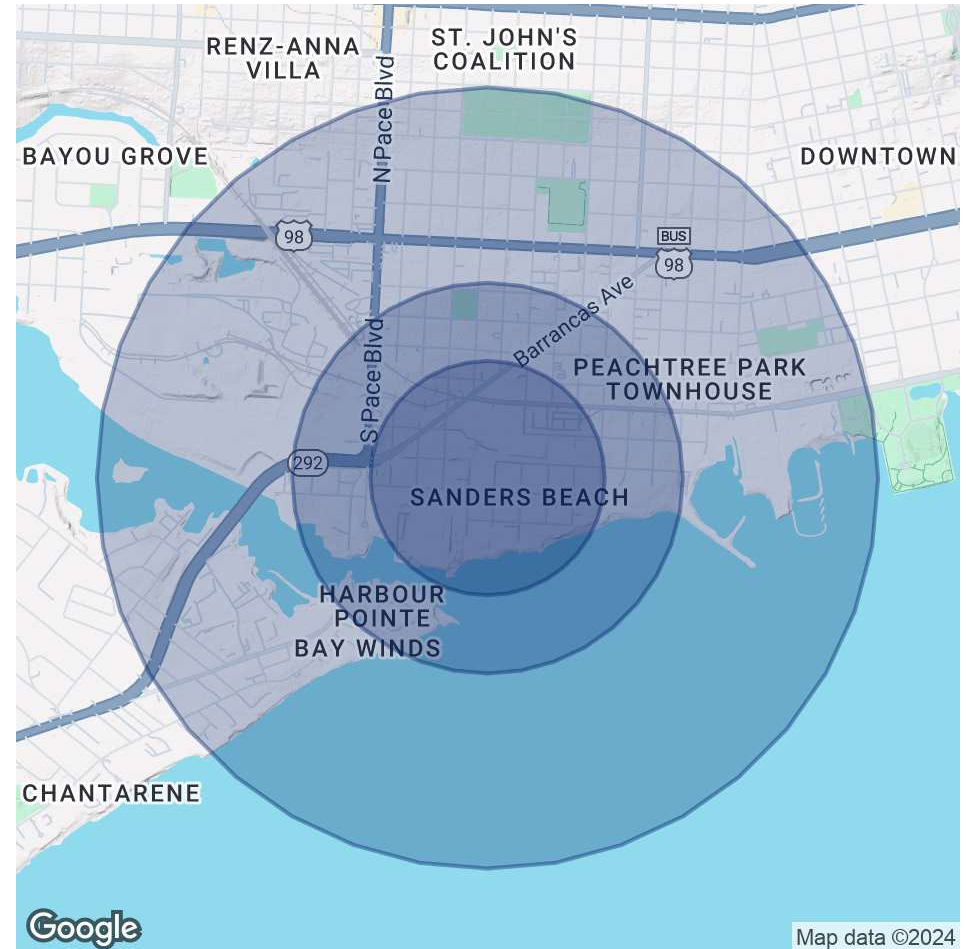
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	249	940	3,268
Average Age	44	44	44
Average Age (Male)	44	43	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	474	1,607
# of Persons per HH	2	2	2
Average HH Income	\$66,698	\$70,246	\$70,284
Average House Value	\$258,467	\$256,904	\$309,939

Demographics data derived from AlphaMap



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