



FOR SALE

STAND-ALONE OFFICE BUILDING FOR SALE IN DOWNTOWN NORTH PANAMA CITY

23 E 8th St, Panama City, FL 32401

Kevin Wattenbarger, CCIM

Qualifying Broker
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Anna Branch

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Anna@FiveBridgesRealEstate.com



STAND-ALONE OFFICE BUILDING FOR SALE IN DOWNTOWN NORTH PANAMA CITY

23 E 8th St, Panama City, FL 32401



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Located in Downtown North Panama City, 23 E 8th Street is a 2,031± square foot stand-alone professional office building ideal for an owner occupant seeking long term control of their operating location. The property is well suited for a wide range of professional uses including legal, financial, medical office, consulting, and creative firms.

The building offers a flexible layout that can accommodate private offices, open work areas, conference space, and reception, allowing an owner to tailor the space to their specific business needs and future growth. The efficient floor plan supports both client facing operations and administrative functions.

Convenient to all that Downtown Panama City has to offer, the property provides easy access to government offices, courthouses, restaurants, and local businesses while maintaining the

OFFERING SUMMARY

Sale Price:	\$389,900
Number of Units:	1
Lot Size:	0.21 Acres
Building Size:	2,031 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,191	13,174	32,373
Total Population	5,038	32,277	81,032
Average HH Income	\$56,052	\$67,386	\$80,591

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Building Name	Stand-Alone Office Building for Sale in Downtown North Panama City
Property Type	Office
Property Subtype	Office Building
APN	19929-000-000
Building Size	2,031 SF
Lot Size	0.21 Acres
Building Class	B
Year Built	1940
Number of Floors	1
Number of Buildings	1

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The building offers a flexible layout that can accommodate private offices, open work areas, conference space, and reception, allowing an owner to tailor the space to their specific business needs and future growth. The efficient floor plan supports both client facing operations and administrative functions.

Convenient to all that Downtown Panama City has to offer, the property provides easy access to government offices, courthouses, restaurants, and local businesses while maintaining the privacy and identity of a stand-alone office building. Ownership provides long term cost stability, branding control, and operational flexibility compared to leasing.

This offering represents a rare opportunity for a business owner to acquire a stand-alone office building in Downtown North Panama City and invest in their own business location.



- - 2012± SF professional office unit
- - Located in Downtown Panama City
- - Flexible floor plan suitable for multiple office layouts
- - Ideal for owner user or professional tenants
- - Close proximity to government offices, restaurants, and services
- - Strong long term investment potential in a revitalizing downtown market

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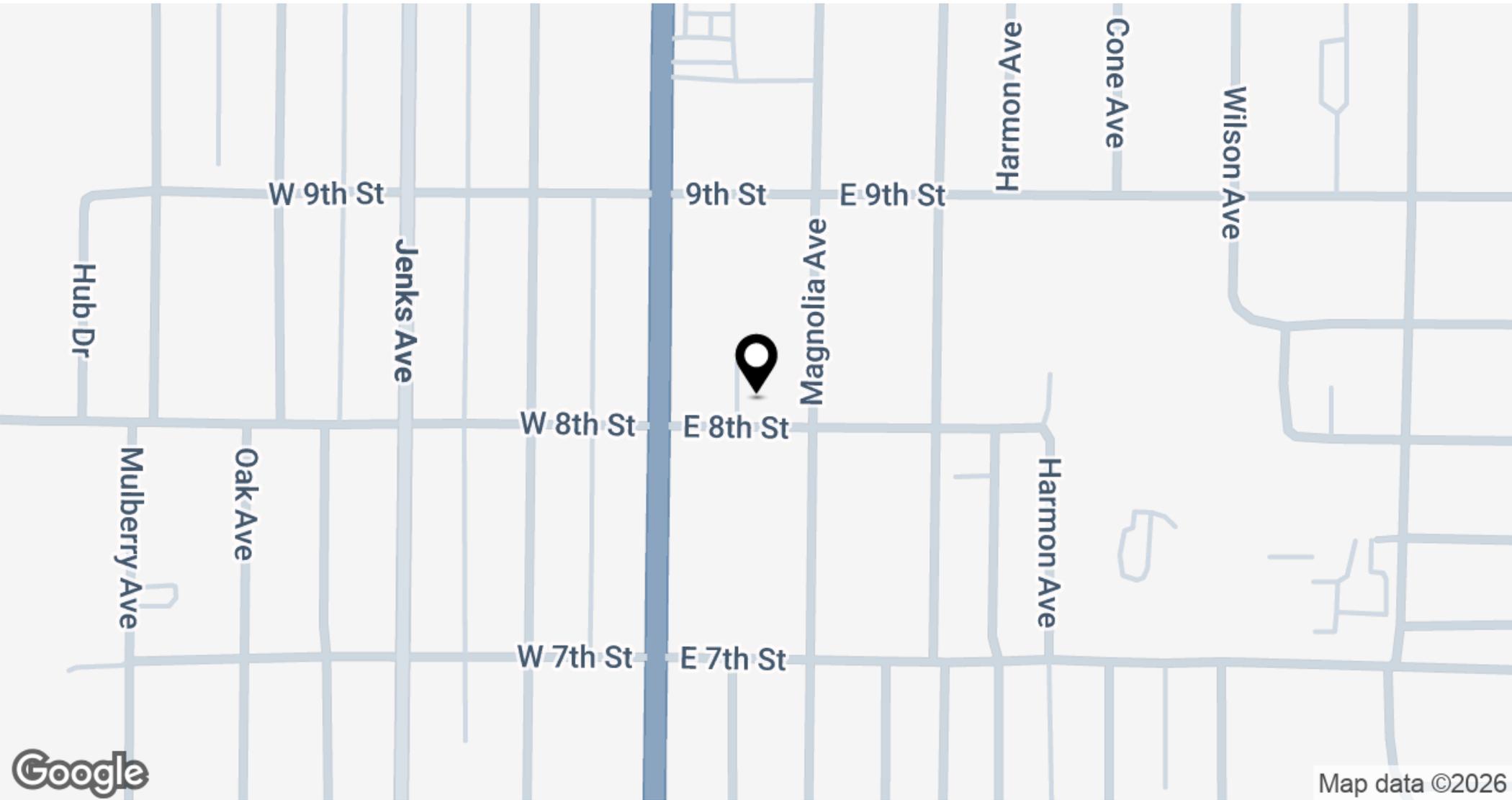
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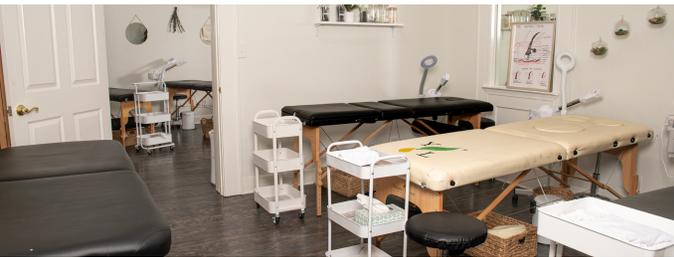


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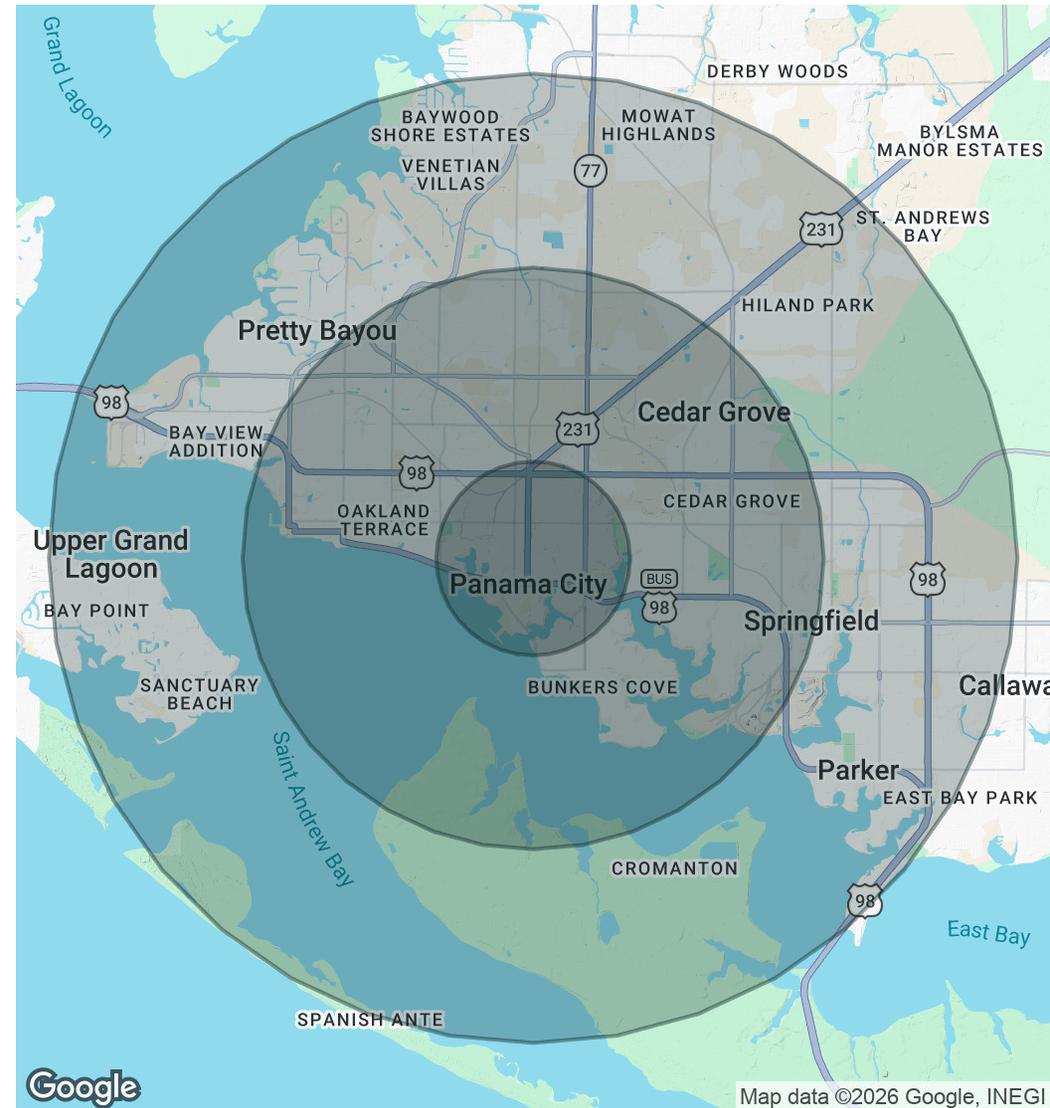
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,038	32,277	81,032
Average Age	43	42	42
Average Age (Male)	41	40	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,191	13,174	32,373
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$56,052	\$67,386	\$80,591
Average House Value	\$254,135	\$270,344	\$294,679

Demographics data derived from AlphaMap



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KEVIN WATTENBARGER, CCIM

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FL #BK3424407

PROFESSIONAL BACKGROUND

Meet Kevin Wattenbarger, CCIM: Your Bay County Commercial Real Estate Expert at Five Bridges Real Estate

Kevin Wattenbarger, CCIM, leads Five Bridges Real Estate as the Managing Director and Qualifying Broker. With over two decades of experience in commercial real estate, Kevin specializes in retail, office, industrial, investment properties, and commercial land in Bay County, Florida.

His extensive background includes brokerage, development, construction management, asset management, and real estate investment partnership structures. Kevin's reputation as a trusted professional in northwest Florida is built on delivering insightful market intelligence and impeccable execution to achieve client objectives.

Before his career in commercial real estate, Kevin served as an infantryman in the United States Army, earning honors such as the Combat Infantryman's Badge (CIB), Army Commendation Medal (ARCOM), and recognition for meritorious service during Operation Iraqi Freedom.

With dual Bachelor of Science degrees in Real Estate and Finance from Florida State University (FSU) and the coveted Certified Commercial Investment Member (CCIM #15083) designation, Kevin excels in commercial brokerage, site selection, development, leasing, valuation, and investment analysis.

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ANNA BRANCH

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FL #SL3643916

PROFESSIONAL BACKGROUND

Anna Branch is a licensed real estate professional with over ten years of hands-on experience managing and developing her family's residential and commercial properties throughout the Panama City area. Her personal investment work has given her a deep understanding of property ownership, leasing, renovation, and long-term value growth.

Anna's career background spans human resources, oral surgery assisting, and youth leadership, where she developed strong communication and organizational skills that now serve her well in real estate and community engagement.

Deeply involved in local schools and athletics, she has volunteered Bay High School Girls' wrestling coach, Booster Club President, Band Booster Vice President, and a Big Brothers Big Sisters mentor.

Married to her husband Allan Branch for more than 20 years, Anna is a proud mother of two children, Jimmy and Sarah, and continues to bring her dedication, integrity, and passion for helping others into every project she undertakes.

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