

SALE

CAUGHEY ARMS RENEWED

1201-1281 West Maxwell Street Pensacola, FL 32501

SALE PRICE

\$1,650,000



COLDWELL BANKER
COMMERCIAL
REALTY

Joseph Leccese

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Renewed, renovated, improved large 12 two story spacious townhomes in the Englewood Neighborhood near the Baptist Healthcare Campus. Baptist Healthcare has plans to revamp the old campus into a mixed-use development incorporating multi- and single-family homes, a park, redesigned street connections and spaces for restaurants, retailers and social services. Less than 3 miles from downtown Pensacola, 20 minutes from Naval Air Station (NAS) Pensacola and Pensacola Beach.

PROPERTY HIGHLIGHTS

- New roofs, decking, siding, insulation, paint, exterior doors and windows replaced where needed.
- Approximate Gross Monthly Rent \$13,800
- All utilities (electricity, water, sewer, trash, cable) responsibility of tenants.
- 2022 Property Taxes \$3,776.64

OFFERING SUMMARY

Sale Price:	\$1,650,000
Number of Units:	12
Lot Size:	0.6 Acres
Building Size:	16,956 SF
Zoning:	High Density Residential (HDR) Escambia County Florida
APN:	172S301700000003, 4, 5,6,7,8,9,10,11,12,13,14

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,071	60,643	124,231
Total Population	9,688	132,173	278,231
Average HH Income	\$37,667	\$55,624	\$63,194

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LOCATION DESCRIPTION

Englewood Heights Neighborhood and Baptist Healthcare area is comprised of single family homes and community related properties.

The existing Baptist Healthcare campus operations are relocating to a new campus location off I-110.

Baptist Healthcare Administrators presented a vision for the existing campus that included plans to revamp the old campus into a mixed-use development — incorporating multi- and single-family homes, a park, redesigned street connections and spaces for restaurants, retailers and social services.

The plan seeks to reinvigorate and revitalize the neighborhoods that surround the old Baptist Hospital campus with new construction projects through both public and private sector funding.

SITE DESCRIPTION

Two (2) buildings with six (6) townhouses each with off street parking

EXTERIOR DESCRIPTION

New roofs, decking, siding, insulation, paint, exterior doors and windows replaced where needed.

INTERIOR DESCRIPTION

3 bedroom, 1.5 baths two story townhome apartments, majority of renovations completed with some still in progress.

PARKING DESCRIPTION

Each townhome apartment has two (2) off street parking spaces in front.

CONSTRUCTION DESCRIPTION

Brick/Vinyl Siding Wood Frame

POWER DESCRIPTION

Florida Power & Light FPL Northwest Florida

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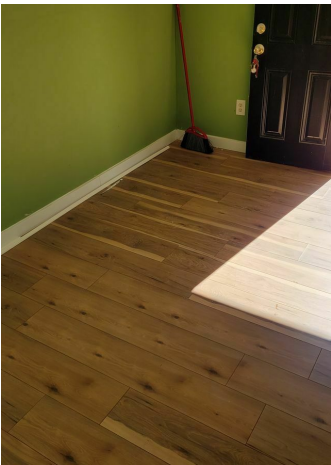
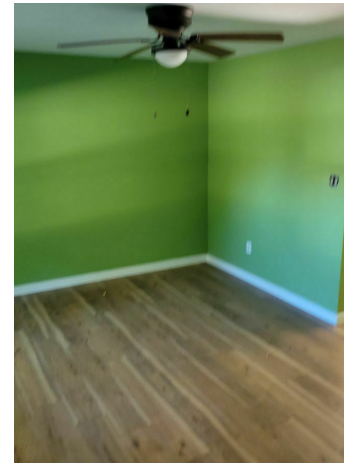
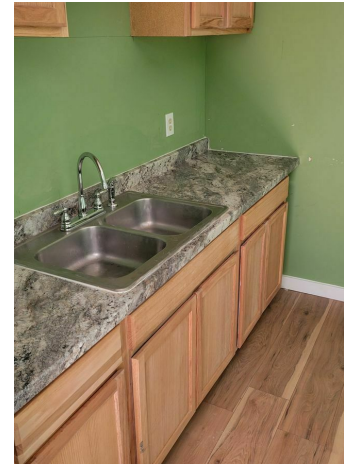
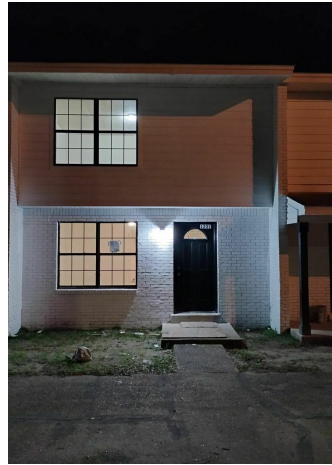


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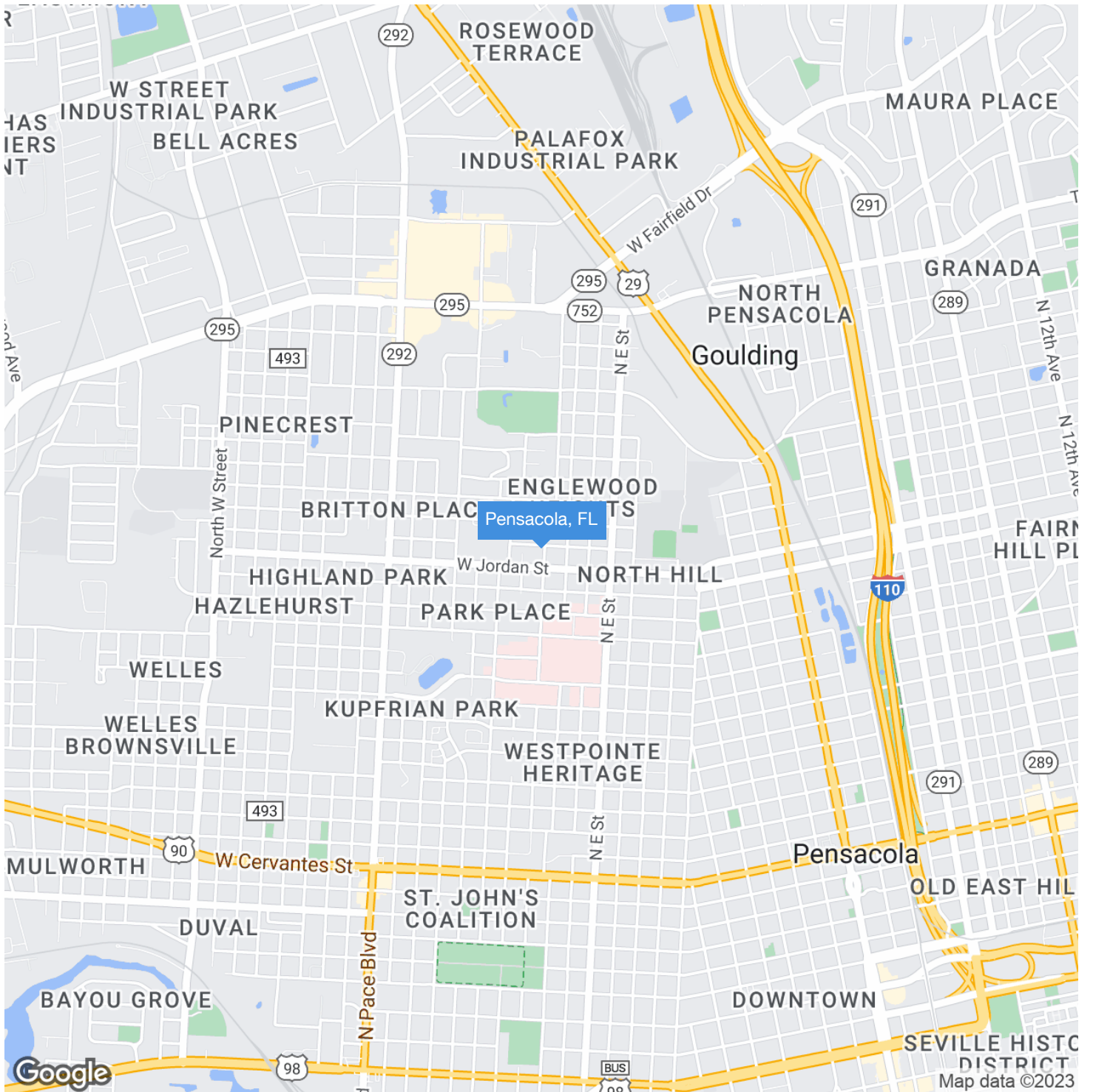
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