

FOR SALE

119 NW HOLLYWOOD BOULEVARD FORT WALTON BEACH, FL

27,000 SF CORNER COMMERCIAL FACILITY WITH \$249K ANNUAL NET INCOME



PROPERTY HIGHLIGHTS

119 NW Hollywood Boulevard presents a rare opportunity to acquire a fully stabilized, income-producing commercial asset in the heart of Fort Walton Beach. This 27,000± SF corner property features a diverse mix of 24 units, including 16 warehouse bays and 8 professional office suites, creating a balanced and reliable income stream. The property generates approximately \$249,000 in net annual income, supported by long-term tenants and strong demand in one of the area's most active commercial corridors. Its strategic corner location on Hollywood Boulevard offers excellent visibility, accessibility, and long-term growth potential for investors. This well-maintained facility provides immediate, turnkey cash flow with minimal owner involvement required. Owner is a licensed real estate agent.



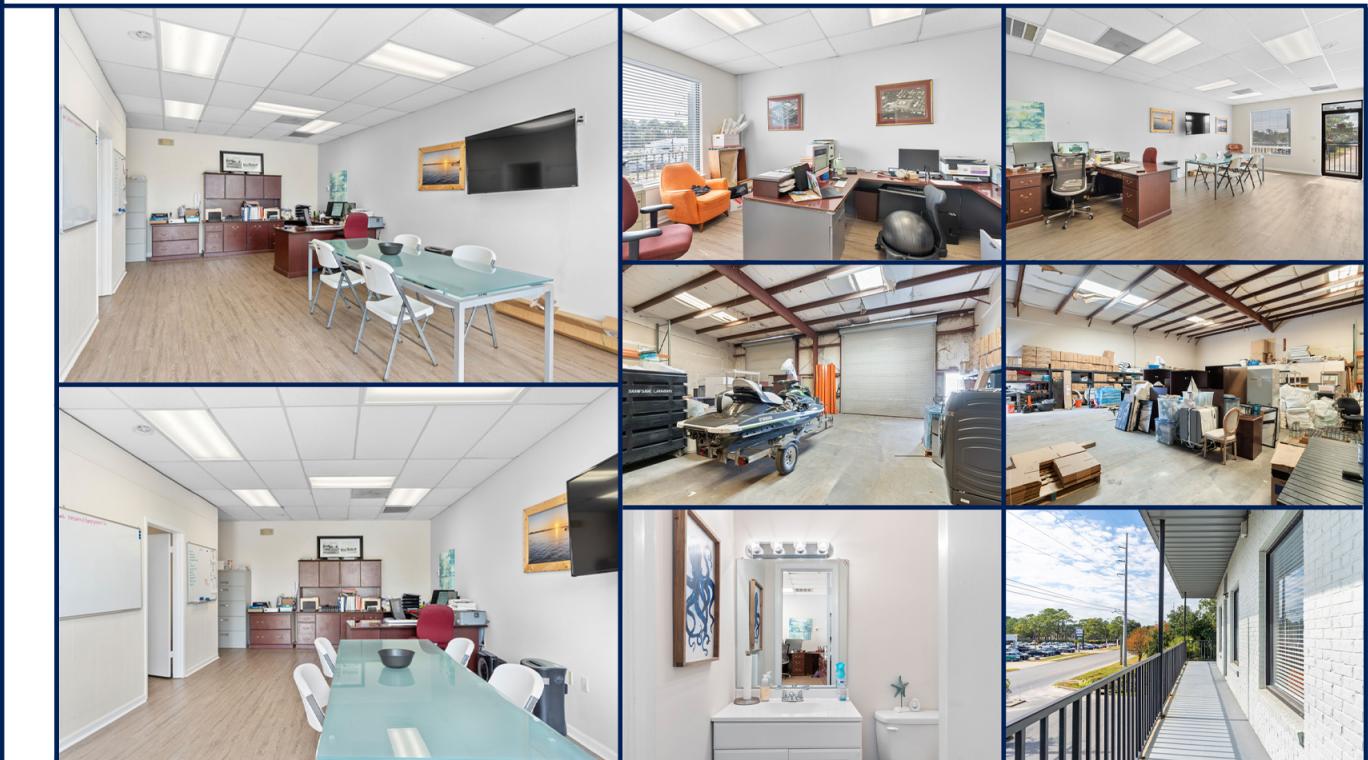
Property Type - Industrial

Building SF - 27,000 SF

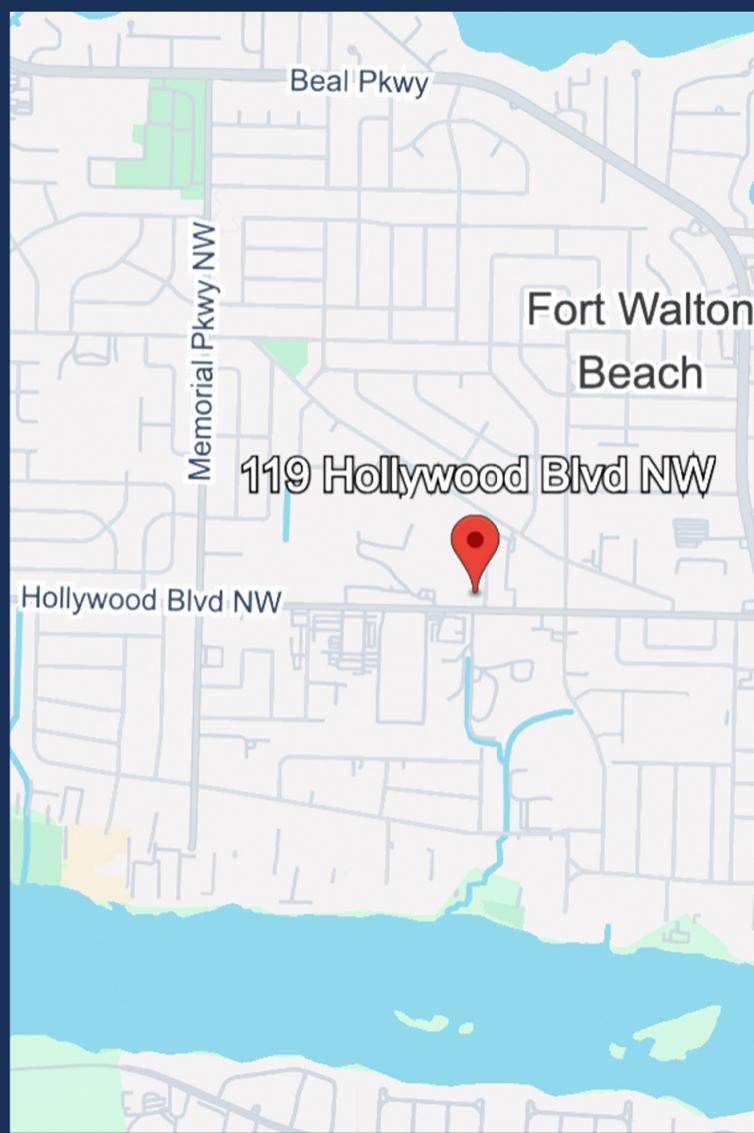
Acres - 1.21

Offices - 8

Warehouse Units - 16







LOCATION HIGHLIGHTS

- ▶ PRIME HOLLYWOOD BOULEVARD CORNER LOCATION
HIGH VISIBILITY WITH STEADY TRAFFIC FLOW, IDEAL FOR COMMERCIAL TENANTS
- ▶ CLOSE TO DOWNTOWN FORT WALTON BEACH
ACCESS TO RESTAURANTS, RETAIL, AND ENTERTAINMENT WITHIN MINUTES
- ▶ NEARBY RETAIL ANCHORS
PUBLIX, WALMART, AND VARIOUS LOCAL SHOPPING CENTERS WITHIN A 5-MINUTE DRIVE
- ▶ PROXIMITY TO EGLIN AIR FORCE BASE
STRONG TENANT POOL AND CONSISTENT DEMAND FROM MILITARY AND CIVILIAN PERSONNEL
- ▶ MAJOR ROADS & ACCESSIBILITY
QUICK ACCESS TO US-98, BEAL PARKWAY, AND OTHER KEY THOROUGHFARES FOR EASY DISTRIBUTION AND COMMUTING
- ▶ NEARBY SERVICE AMENITIES
BANKS, POST OFFICES, AUTO SERVICES, AND PROFESSIONAL SERVICES WITHIN A 2-3 MINUTE RADIUS
- ▶ LOCAL DINING & COFFEE OPTIONS
STARBUCKS, PANERA BREAD, AND POPULAR LOCAL EATERIES NEARBY FOR TENANTS AND CLIENTS
- ▶ HEALTHCARE ACCESS
FORT WALTON BEACH MEDICAL CENTER AND CLINICS WITHIN A 5-10 MINUTE DRIVE
- ▶ RECREATIONAL & COMMUNITY PERKS
CLOSE TO PARKS, THE GULF COAST BEACHES, AND COMMUNITY EVENTS, INCREASING DESIRABILITY FOR TENANTS
- ▶ POTENTIAL FOR OWNER BENEFITS
CORNER LOCATION OFFERS BRANDING OPPORTUNITIES, SIGNAGE EXPOSURE, AND PREMIUM LEASING POTENTIAL



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NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.