

**SALE**

# 905 E Gregory

**905 EAST GREGORY STREET**

Pensacola, FL 32502

**PRESENTED BY:**

**MICHAEL CARRO, CCIM**

Phone: 850.434.7500

[mcarro@svn.com](mailto:mcarro@svn.com)

FL #BK3179263

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,500,000
<b>LOT SIZE:</b>	1.454 Acres
<b>BUILDING SIZE:</b>	8,350 SF
<b>PARKING:</b>	117 Spaces

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## PROPERTY DESCRIPTION

Rare waterfront restaurant opportunity on Bayfront Parkway. Located on "restaurant Row" in Downtown Pensacola and minutes from Pensacola Beach at the foot of the 3 Mile Bridge. Surrounded by hotels, office buildings, entertainment venues, and other established dining destinations with strong daytime and evening traffic generated by both locals and tourists. Sweeping views of Pensacola Bay, convenient accessibility, and a high-profile coastal location.

## PROPERTY HIGHLIGHTS

- Turnkey Waterfront Restaurant
- Over 115 Parking spaces on-site & Convenient ingress and egress
- Prominent signage opportunity along Gregory Street and Bayfront Pkwy
- Walk-In Coolers, Freezer, Hood System, Equipment, Grease Trap, Etc.

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## DINING ROOM



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## EXTERIOR PHOTOS



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**EXTERIOR PHOTOS**



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## BAR PHOTOS



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## INTERIOR PHOTOS



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## PRIVATE DINING ROOMS



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## KITCHEN



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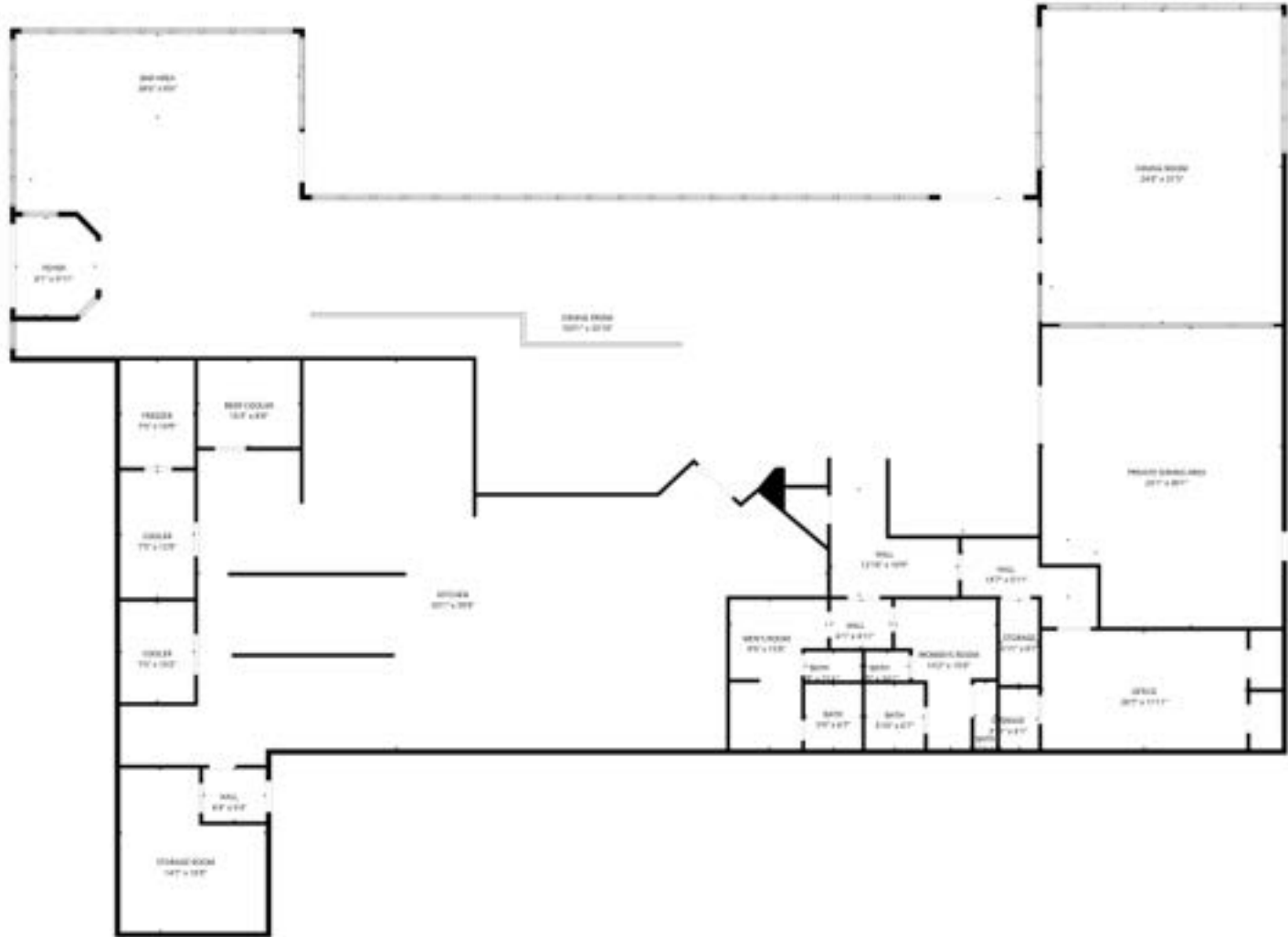
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## KITCHEN PHOTOS



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**FLOOR PLANS**



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**AERIAL MAP**



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## MICHAEL CARRO, CCIM



### MICHAEL CARRO, CCIM

Senior Advisor, Principal

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## PROFESSIONAL BACKGROUND

Michael Carro is a CCIM and Commercial Broker Licensed in Florida and Alabama. He is a Principal at SVN | SouthLand Commercial Real Estate with offices in Pensacola, Panama City and Tallahassee. Before starting SVN | SouthLand Commercial, he was the 2009, 2010, 2011 & 2012 Top Producer for NAI Pensacola. He received the NAIOP 2023, 2016 and 2010 “Broker Deal of the Year” Award and the NAIOP “New Development of the Year” in 2014. He has been Top Producer for SVN | SouthLand Commercial in 2014-2023. In 2016, he was the #1 Top Producer in the State of Florida, and the #3 Top Producer in the USA for SVN.

Michael is the 2024 CCIM Panhandle District President

### Restaurant Background

- Founded The Restaurant Realty Network and TheRestaurantRealty.com
- Has the The Restaurant Realty in 10 Podcast and Hosted “The Restaurant Realty Show” weekly on News Radio 1620.
- In 1999 and 2000 oversaw the acquisition of 120 Hardee’s Restaurant locations in Springfield, IL; Biloxi, MS; Pensacola, FL; Huntsville, Montgomery and Mobile, AL
- Was a member of the International Hardee’s Franchise Association (IHFA) and on the purchasing committee 2002-2006

## EDUCATION

### SVN | SouthLand Commercial

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