

NET-LEASE INVESTMENT OPPORTUNITY

2220 N Palafox St | Pensacola, FL

EXECUTIVE SUMMARY

Newly stabilized commercial investment opportunity with a 4-year Triple Net (NNN) lease commencing June 10, 2026. Designed for passive income with minimal landlord responsibilities.

INVESTMENT HIGHLIGHTS

- 4-Year Lease Begins June 10, 2026
- \$2,000/Month Base Rent
- \$500/Month NNN Income
- \$30,000 Annual Gross Income
- Tenant Covers Taxes, Insurance, Maintenance
- Passive Investment Structure

FINANCIAL OVERVIEW

- Base NOI: \$24,000/year
- NNN Reimbursements: \$6,000/year
- Total Income: \$30,000/year

LOCATION

High visibility corridor along N Palafox with strong commercial activity and continued growth in the Pensacola market.

ASKING PRICE

\$329,000 (Open to Offers Prior to Lease Commencement)

CONTACT

Message for details, lease documents, and financials.