

Report for 1505 S Highway 95a, Cantonment

Prepared February 24, 2026

Presented By



Levin Rinke Realty



Alan Trammell

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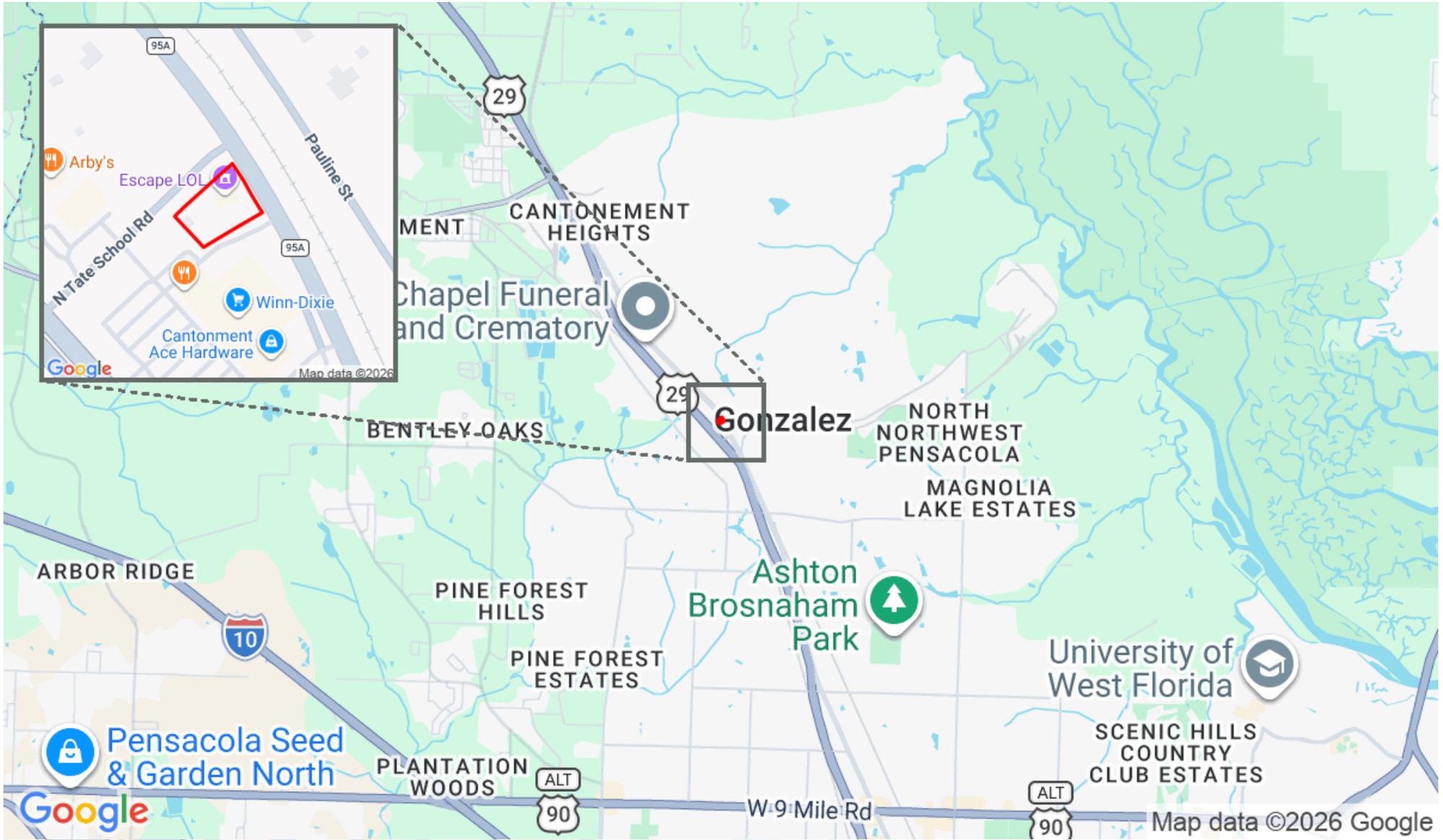
(850) 530-4921

1505 S Highway 95a



Levin Rinke Realty

220 W Garden Street, Suite #125 Pensacola, FL 32502 | 850-916-5050



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MOODY'S
ANALYTICS

Catylist

Office For Sale



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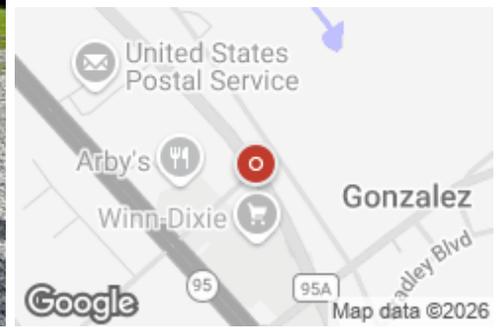
Escape LOL

1505 S Highway 95a, Cantonment, FL, 32533

Office For Sale

Prepared on February 24, 2026

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Retail, Specialty
Total Available Space	Unknown
Asking Price	\$365,000
Listing Price Per SF	\$110.61
Cap Rate (Actual)	14.45%
NOI	\$52,744
Total Income	\$129,258
Total Expenses	\$76,514
Show Instructions	Call broker
Financing Avail.	Yes
Accounting /Legal	\$452.00
Advertising	\$15,380
Insurance	\$9,558
Electric	\$2,099
Water/Sewer	\$545.38
Trash	\$1,140

Prof. Manager	\$27,951
Maintenance	\$999.19
Supplies	\$1,461
Landscaping	\$2,359
Other	\$13,491
Utility Income	\$129,258
Tax Year	2024
Real Estate Taxes	\$1,078 in 2024
Vacant	No
Available Date	7/14/2025
Days On Market	225 days
Date Listed	7/14/2025
Last Modified	2/24/2026
Listing ID	42969229
Owner Occupied	Yes
Parking Spaces	-

Description

This property has a beautiful two-story cottage built in 1916 in the middle of a 0.66 acre corner lot zoned Com. The current and previous owners have done an incredible job preserving and updating the main building. It has 1536 sqft of heated space on the main floor and an additional 384 sqft upstairs. The current owners have also captured additional sqft on the front and back porch of the home. The property contains a 25x18 storage building on slab with power. This property has been used for retail in the past and is currently being operated as an escape room. Any purchaser of the property can buy the current established business, Escape LOL, for an additional \$90,000. The current owners will consider owner financing. Financials provided are that of owner-operator for "Escape LOL" and provided for anyone interested in purchasing the "Escape LOL" along with the commercial property, a more detailed (itemized) financial report is

available for buyers interested in the business as well as the property. Escape LOL uses a secondary street address of 1757 N. Tate School Road, Cantonment, FL. This address is used to encourage customers to use the side entrance into the parking lot from N Tate School Rd.

Property Features

Location Details

Address	1505 S Highway 95a, Cantonment, FL...
Zoning	COM
County	Escambia

Parcels	141N311007000014
Name	1505 S Highway 95a

Building Details

Sub Type	Civic Center/Club
Building Status	Existing
Building Size	3,300 SF
Land Size	0.66 Acres / 28,750 SF
Number of Buildings	2
Number of Floors	2
Year Built/Renovated	1916, 2016

Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Rentable Space	1,920 SF
Air Conditioned	Yes
Heated	Yes
Water	Yes

Owner Contact Information

Legal Owner Johnson Ron

True Owner Not Available

Property Listings

1 Listing | --- | \$365,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Escape Rooms	-	-	\$365,000	7/14/2025

Additional Photos

















Contact



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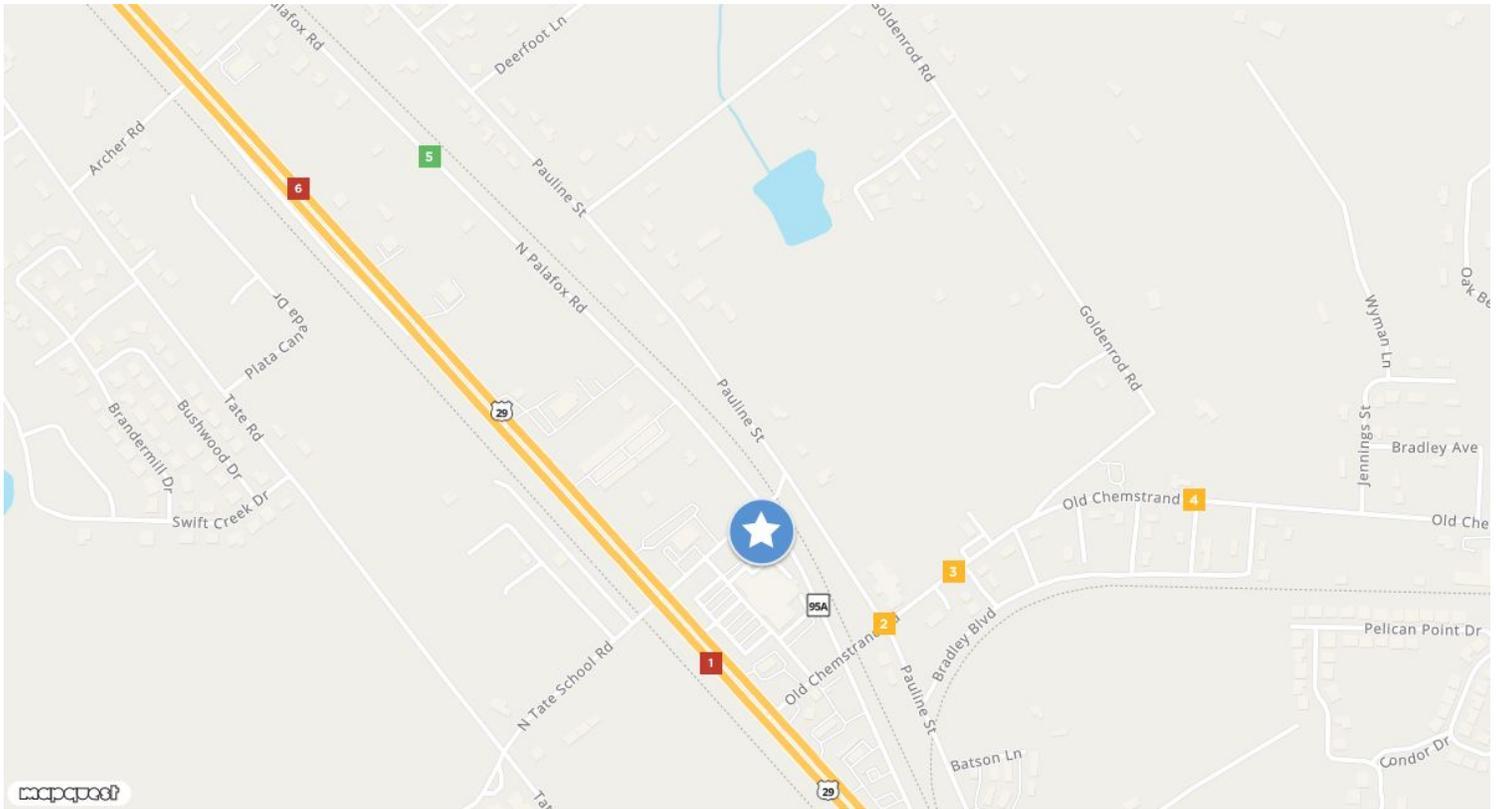
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Traffic Counts



S Hwy 29 Old Chemstrand Rd Year: 1997	1 25,000	Old Chemstrand Road Pauline Street Year: 2024	2 8,200	Old Chemstrand Rd 2nd Ave Year: 2009 Year: 1998	3 6,800 6,900	Old Chemstrand Road 6th Ave Year: 2022 Year: 2021 Year: 2020	4 8,300 6,900 7,500	North Palafox Road Deerfoot Ln Year: 2022 Year: 2021 Year: 2020	5 2,500 2,500 2,600
Bosque Ct Year: 2022 Year: 2021 Year: 2020	6 35,000 31,000 28,500								



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