

SALE

905 E Gregory

905 EAST GREGORY STREET

Pensacola, FL 32502

PRESENTED BY:

MICHAEL CARRO, CCIM

Phone: 850.434.7500

mcarro@svn.com

FL #BK3179263



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,990,000
LOT SIZE:	1.454 Acres
BUILDING SIZE:	8,350 SF
PARKING:	117 Spaces

MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

905 E GREGORY | 905 East Gregory Street Pensacola, FL 32502



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

DINING ROOM



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

EXTERIOR PHOTOS



MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

905 E GREGORY | 905 East Gregory Street Pensacola, FL 32502

SVN | SOUTHLAND COMMERCIAL 4

EXTERIOR PHOTOS



MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

905 E GREGORY | 905 East Gregory Street Pensacola, FL 32502

SVN | SOUTHLAND COMMERCIAL 5

BAR PHOTOS



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

INTERIOR PHOTOS



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

905 E GREGORY | 905 East Gregory Street Pensacola, FL 32502

SVN | SOUTHLAND COMMERCIAL 7

PRIVATE DINING ROOMS



MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

KITCHEN



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

KITCHEN PHOTOS



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

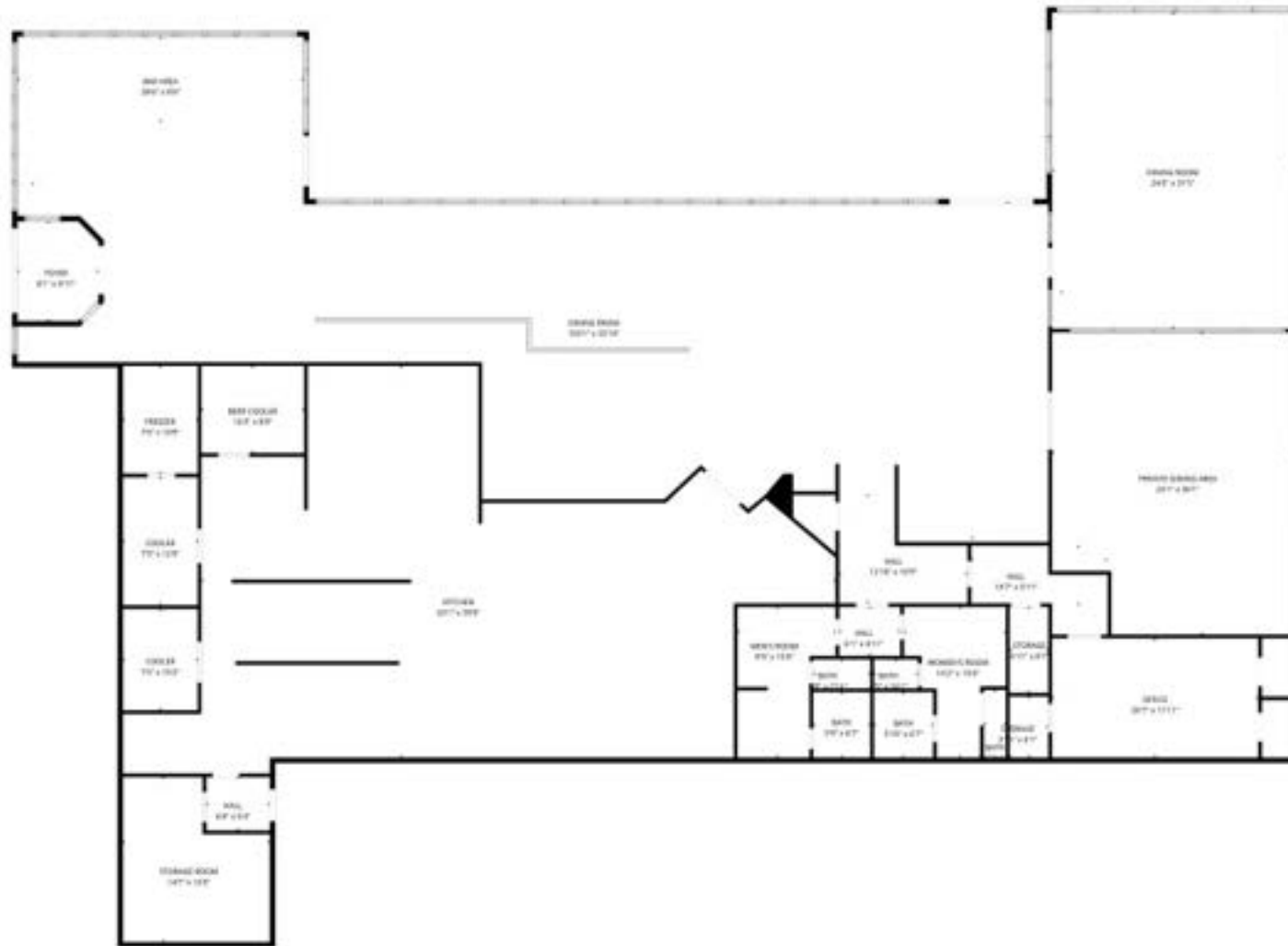
FL #BK3179263

905 E GREGORY | 905 East Gregory Street Pensacola, FL 32502

SVN | SOUTHLAND COMMERCIAL

10

FLOOR PLANS



MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

AERIAL MAP



MICHAEL CARRO, CCIM
O: 850.434.7500
mcarro@svn.com
FL #BK3179263

905 E GREGORY | 905 East Gregory Street Pensacola, FL 32502

SVN | SOUTHLAND COMMERCIAL

12

MICHAEL CARRO, CCIM



MICHAEL CARRO, CCIM

Senior Advisor, Principal

mcarro@svn.com
Direct: 850.434.7500 | Cell: 850.380.3344

FL #BK3179263 // AL #000093777

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
186 N. Palafox St.
Pensacola, FL 32502
850.434.7500

MICHAEL CARRO, CCIM

O: 850.434.7500
mcarro@svn.com
FL #BK3179263