

INCOME PRODUCING

901 New Warrington Road

Pensacola, FL 32506

NAIPensacola

PRICE DROP



3,352 SF +/- Medical Office Building

PROPERTY HIGHLIGHTS

Turnkey Opportunity for Dental or Medical Users

This fully built-out dental office, currently leased, is offered at an adjusted price of \$400,000. While the current lease is active, long-term renewal is uncertain—creating a prime opportunity for a new owner-user or investor seeking a highly functional medical office in a strategic corridor.

Highlights:

- 3,352 SF Freestanding Medical Office
- Thoughtfully Maintained Space – Ideal for Immediate Use
- Excellent Frontage on New Warrington Road with High Visibility
- Surrounded by National Retailers and Dense Residential
- Easily Re-Tenantable for Dental, Medical, or Professional Office

This is a unique opportunity to acquire a high-utility building at a competitive return with the flexibility to reposition as needed

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PROPERTY HIGHLIGHTS **MEDICAL OFFICE BUILDING**



- ✓ Tenant in place with a Net Operating Income (NOI) of \$34,218
- ✓ 2 years + remaining on lease with renewal option
- ✓ Generous Parking Lot – Ensures easy access for patients and staff
- ✓ Functional & Well-Appointed Layout:
 - Spacious Waiting Room with check-in window and built-in file storage
 - Sinked Exam Rooms with built-in cabinetry & natural light from large windows
 - Recessed Lighting & Professional Finishes – Carpet & tile flooring in wet areas
 - Dedicated Lab Area & File Room for efficiency
 - Full Kitchen & Break Room + Washer & Dryer
 - Multiple Restrooms, Including One Full Bath & Locker Room
 - Attic Storage for Additional Space

For Sale

New Price: \$400,000

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income producing **MEDICAL OFFICE BUILDING**



- 3,352 SF Professional BLDG
- 2 Floors
- Current Use- Medical Office Buidling-
Dentist Office
- Leased through 10/31/2028
- Option to renew
- NOI \$34,218
- .1752 AC
- 127 FT Frontage
- 130' 116' x 55' 127'
- PID 342S300160000001
- Parking - AMPLE
- Signage- Building / Monument

Jenny Pittman Broker Associate

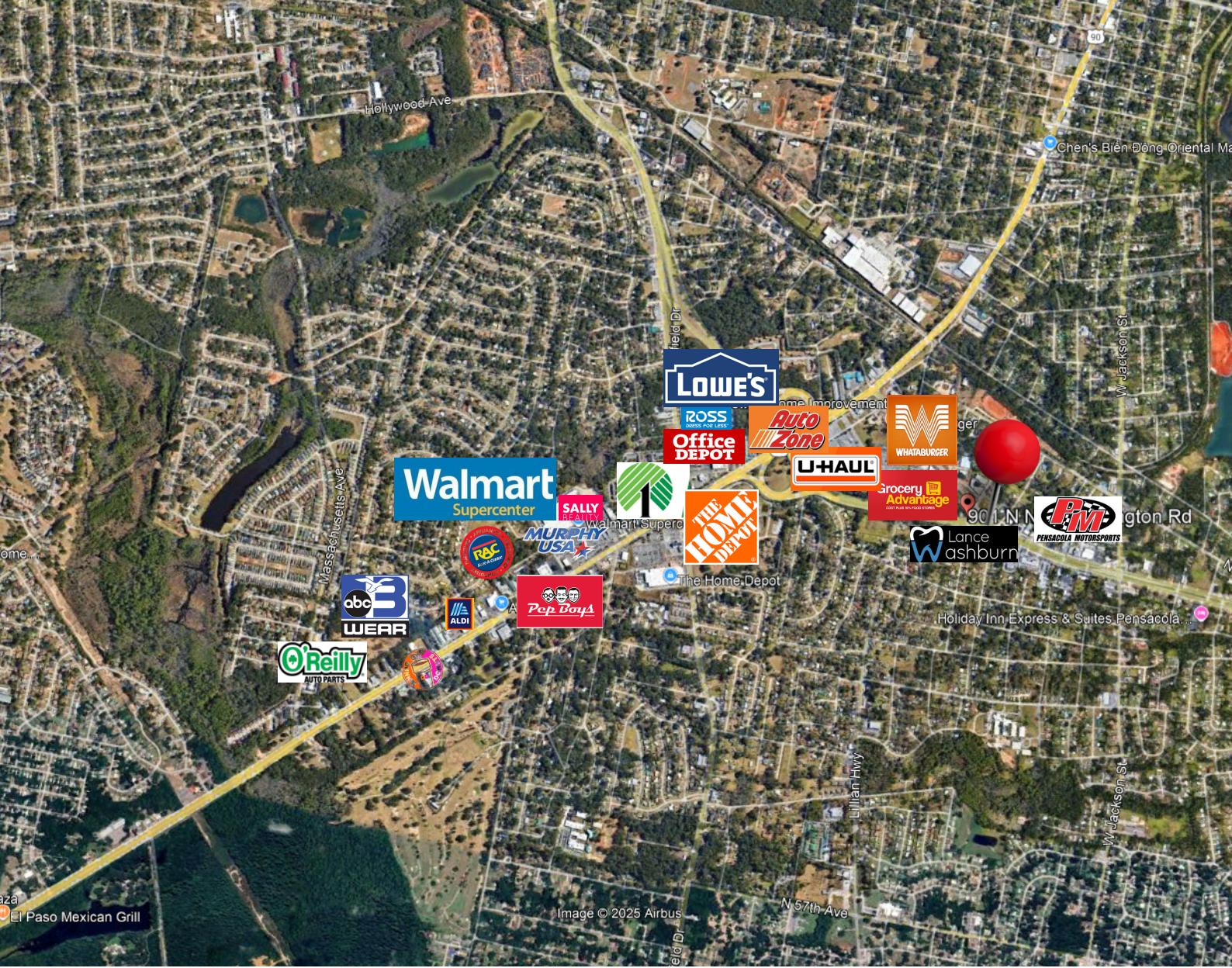
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LOCATION HIGHLIGHTS

Great Location & Market Appeal:

Strategically located in a high-visibility commercial area, surrounded by a dense population base, retail trade professionals, big box retailers and local trade professionals. The property's established tenancy and lease terms make it an ideal turn-key investment for those seeking a low-maintenance asset with immediate returns.

Don't miss out on this income-producing opportunity! Contact us today for details.

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