



TURNKEY RESTAURANT OR REDEVELOPMENT OPPORTUNITY

3708 W NAVY BLVD | PENSACOLA, FL 32507

Summary

This turnkey restaurant is a prime investment opportunity located in the gateway to Downtown Pensacola. The former Chet's seafood is a fully operational restaurant, located in the Navy Blvd Commercial Area. This area varies from restaurants, both sit down and fast food, to Higher-End Antique shops. The traffic includes Naval and Downtown workers and shoppers. There has been a historical lunch and dinner crowd over the 38 years that Chet's has been in operation at this location.

Located on a four lane highway with unlimited turning access, the building is highly visible and accessible. The parking lot is paved with asphalt. There are three parcels total. One parcel located on the west side of the Paved area borders on Navy Blvd and Shadow Lane. It is open level land which would allow for expansion. This site can also be redeveloped with 240' of frontage on Navy Blvd.

Engineers estimate a cost of \$35,000 to connect to sewer.

Get in Touch

Our team of commercial real estate experts are ready to assist with the development of your investment portfolio. Contact us today to get started!

Chris Bouchard | Senior Advisor
 Cell/Text: 850.206.2140 | Office: 850.912.4460
www.SNSRE.net