

# Prime Commercial Opportunity For Sale

*6908 Thomas Drive, Panama City Beach, Florida*



<b>Location:</b>	<b>6908 Thomas Drive, Panama City Beach, FL 32408</b>
<b>Size:</b>	<b>6,985 Sq. Ft.</b>
<b>Zoning:</b>	<b>C-1, Neighborhood Commercial Bay County, FL</b>
<b>Acreage:</b>	<b>0.54 (100' 235')</b>
<b>Sale Price:</b>	<b>\$1,900,000</b>

Prime Commercial Opportunity - Gulf View Property on Thomas Drive. This rare .54-acre Gulf-view property is zoned C-1 Neighborhood Commercial, offering a wide range of development possibilities. Situated in the heart of Panama City Beach, just 800 feet from the Gulf of America. The 6,985 square foot building includes 0.54 of an acres with 100 feet of frontage on Thomas Drive, extending 235 feet through to Beach Drive. Masonry (concrete block) construction. The second floor includes 3 office/storage rooms, and additional bathrooms. Property Features: • High visibility in a bustling tourist corridor, surrounded by high-rise condos, restaurants, public beach access, and major attractions. Previously operated as a bar/restaurant. Recent renovations include complete build-out and new HVAC system. On-site monument sign. Inventory available for purchase if buyer wishes to maintain the existing Sunny Side Beach Store. The property is high and dry, not in a flood zone, and no wetlands. One block to the Gulf! Zoned C-1 "Neighborhood Commercial", which allows for commercial, mixed-use, or multifamily development. Density: Up to 15 units per acre • Maximum Building Height: 35 feet • Impervious Surface Ratio: 60% • Floor Area Ratio: 100% • Setbacks: 20 ft front/rear, 5 ft side.

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# Sunny Side Beach Store ~ 6908 Thomas Drive



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