

INDUSTRIAL PROPERTY FOR SALE
JULY 2024

5725 NORTH PALAFOX ST

5725 N OLD PALAFOX
PENSACOLA, FL

stirling





OFFERING SUMMARY

Sale Price:	\$245,000
Building Size:	3,841 SF
Lot Size:	0.479 Acres
Price / SF:	\$63.79
Year Built:	1940
Zoning:	COM

PROPERTY OVERVIEW

5725 N Old Palafox is a mixed-use asset featuring 3,841 square feet of space. This unique property combines a two-story apartment and shop space, offering a rare opportunity for investors and developers alike.

Originally constructed in 1940 and recently housing Adam's Pawn Shop, this property is ideal for those looking to invest at a low entry point with significant upside potential. Whether the goal is renovation for rental or resale, or complete redevelopment, 5725 N Old Palafox presents a canvas for various strategic approaches.

The current owner is highly motivated, presenting an attractive opportunity for immediate acquisition and subsequent value-add strategies.

PROPERTY HIGHLIGHTS

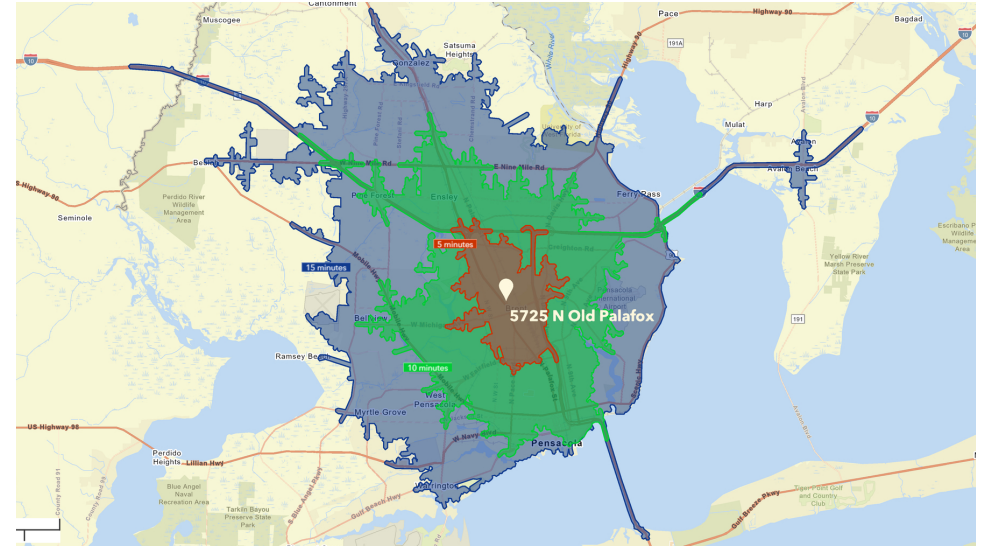
- 3,841 SF of mixed-use space
- Combination of residential and commercial use
- Prime for renovation or redevelopment
- Situated on approximately half an acre

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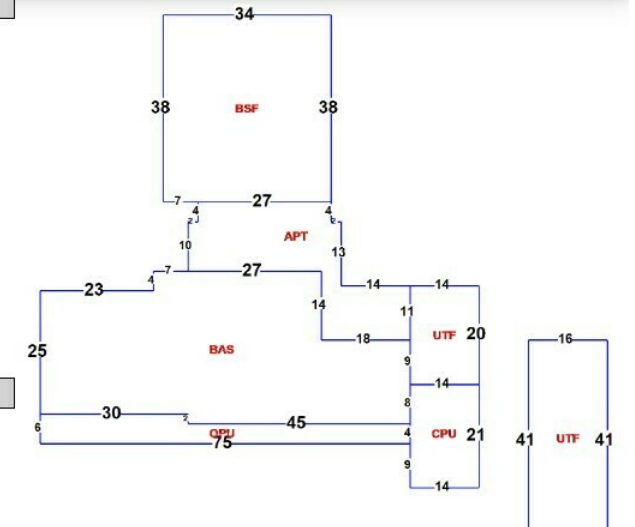


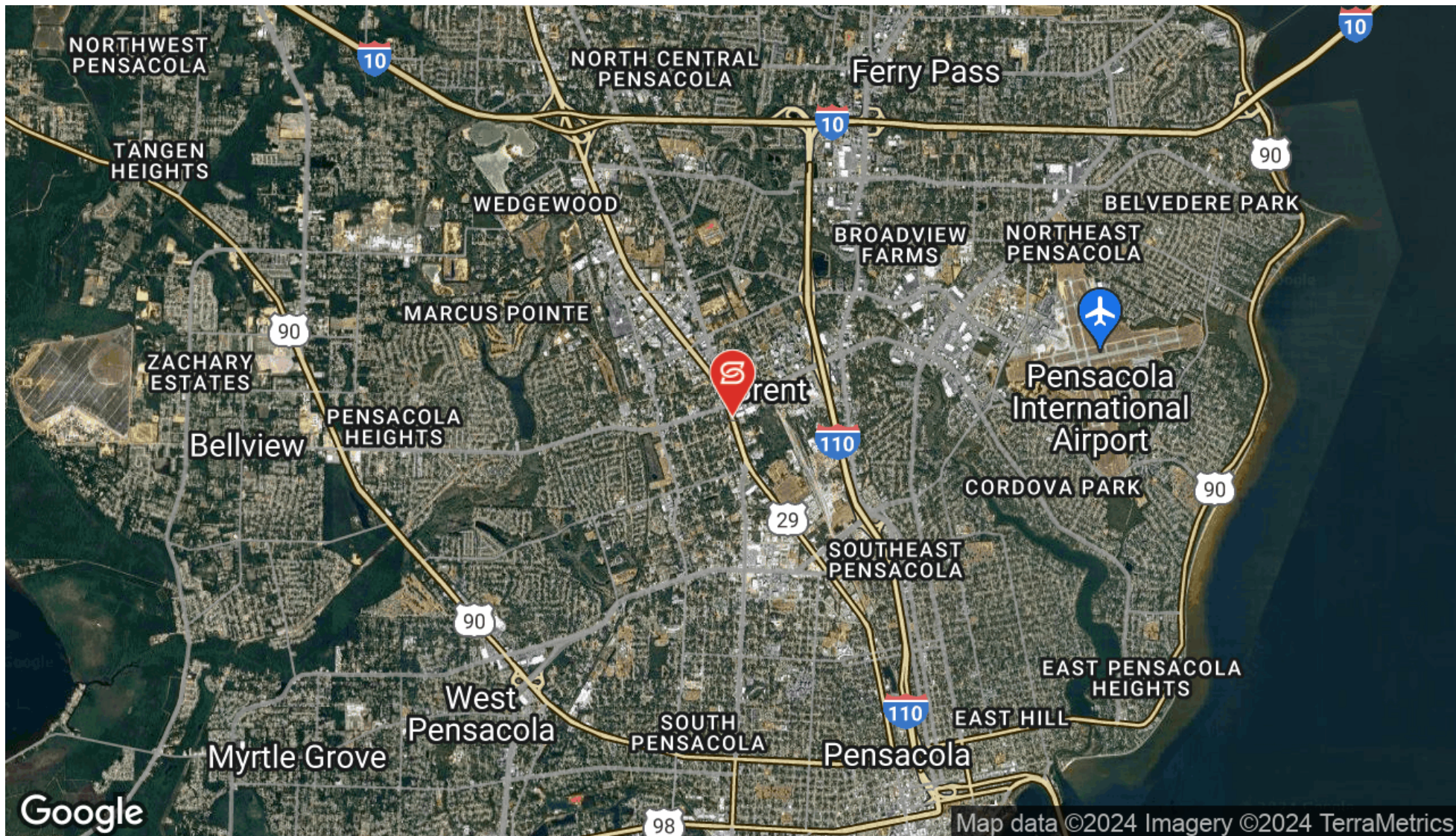
Structural Elements

- DECOR/MILLWORK-BELOW AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-BRICK-FACE/VENEER
- EXTERIOR WALL-CONCRETE BLOCK
- FLOOR COVER-CARPET
- FOUNDATION-WOOD/SUB FLOOR
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- ROOF COVER-COMPOSITION SHG
- ROOF FRAMING-GABLE
- STORY HEIGHT-8
- STRUCTURAL FRAME-WOOD FRAME

Areas - 5431 Total SF

- APARTMENT - 628
- BASE AREA - 1921
- BASE SEMI FIN - 1292
- CARPORT UNF - 294
- OPEN PORCH UNF - 360





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RETAIL BROKERS NETWORK

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,786	159,443	280,720
Average Age	26.6	38.7	39.1
Average Age (Male)	30.2	36.5	37.3
Average Age (Female)	28.0	40.9	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,838	73,394	124,356
# of Persons per HH	3.7	2.2	2.3
Average HH Income	\$39,300	\$54,983	\$63,626
Average House Value	\$84,599	\$140,958	\$169,832

2020 American Community Survey (ACS)

