



SNS
REALTY INC

TURNKEY RESTAURANT OR
REDEVELOPMENT OPPORTUNITY



1.67
ACRES

WEST NAVY BOULEVARD
AADT: 18,900

PRESENTED BY:
CHRIS BOUCHARD
SENIOR ADVISOR



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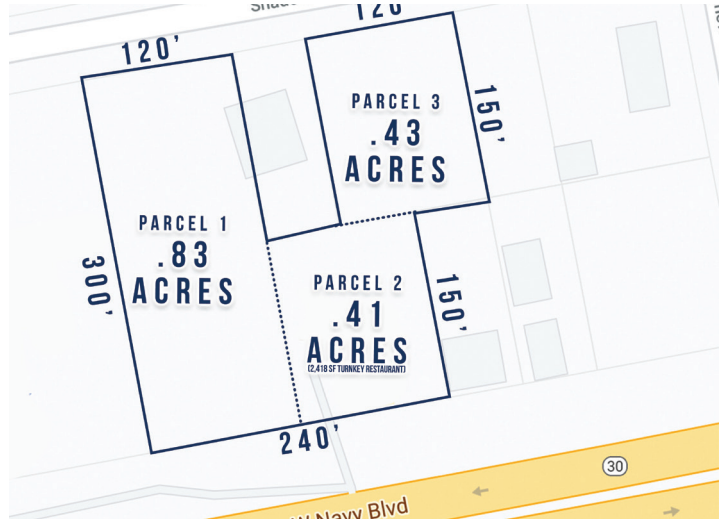


120 E MAIN STREET, SUITE A
PENSACOLA, FL 32502

**AVAILABLE FOR
PURCHASE**

**3708 W NAVY BLVD
PENSACOLA, FL 32507**

SUMMARY



PROPERTY DETAILS

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.

SALES OVERVIEW

SALES PRICE: \$599,000

GROSS LAND AREA: 1.67 Acres

BUILDING SIZE: 2,200 SF

ZONING: Parcel 1 | COM Commercial

Parcel 2 | COM Commercial

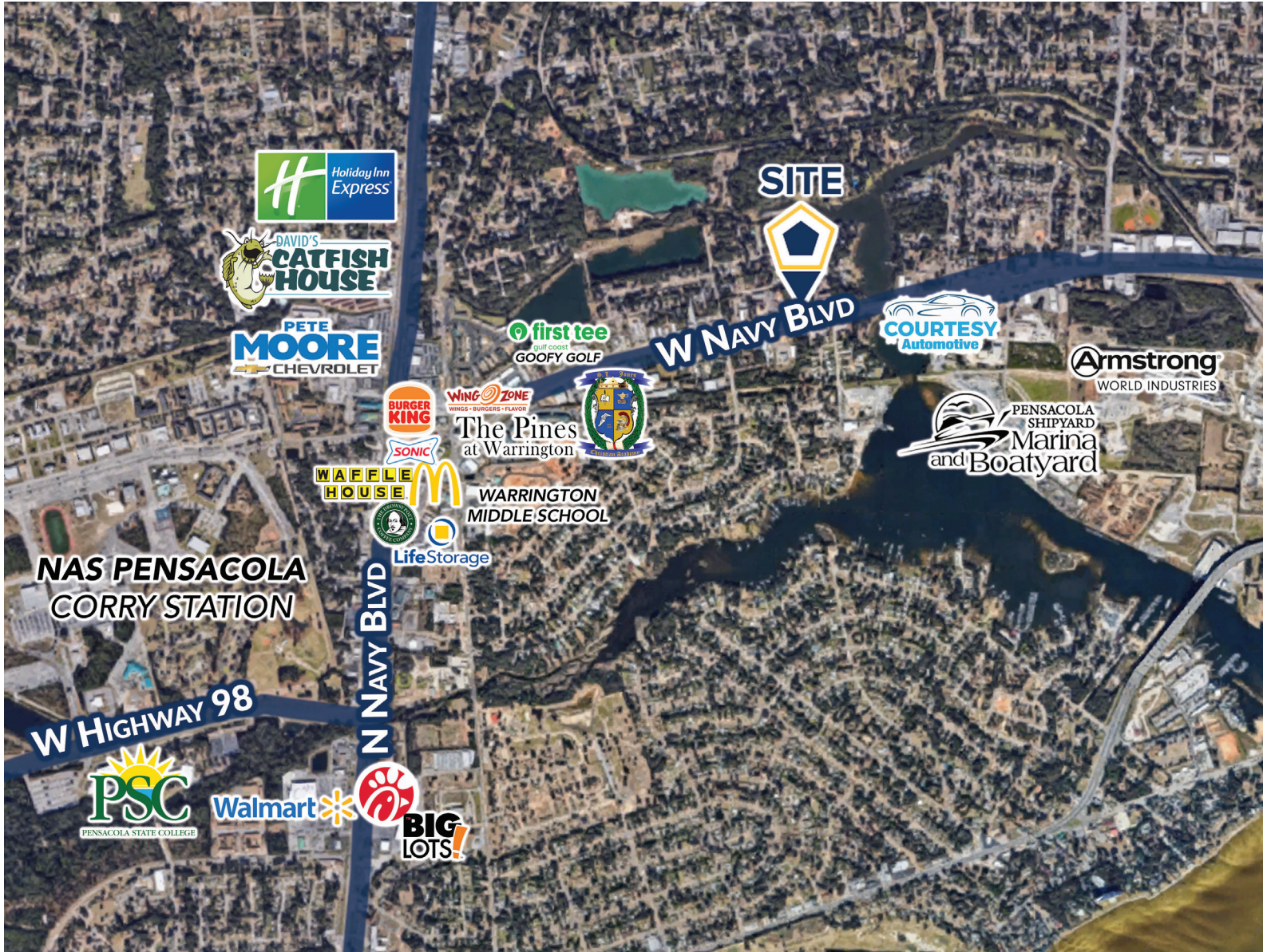
Parcel 3 | MDR Residential



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RETAIL MAP

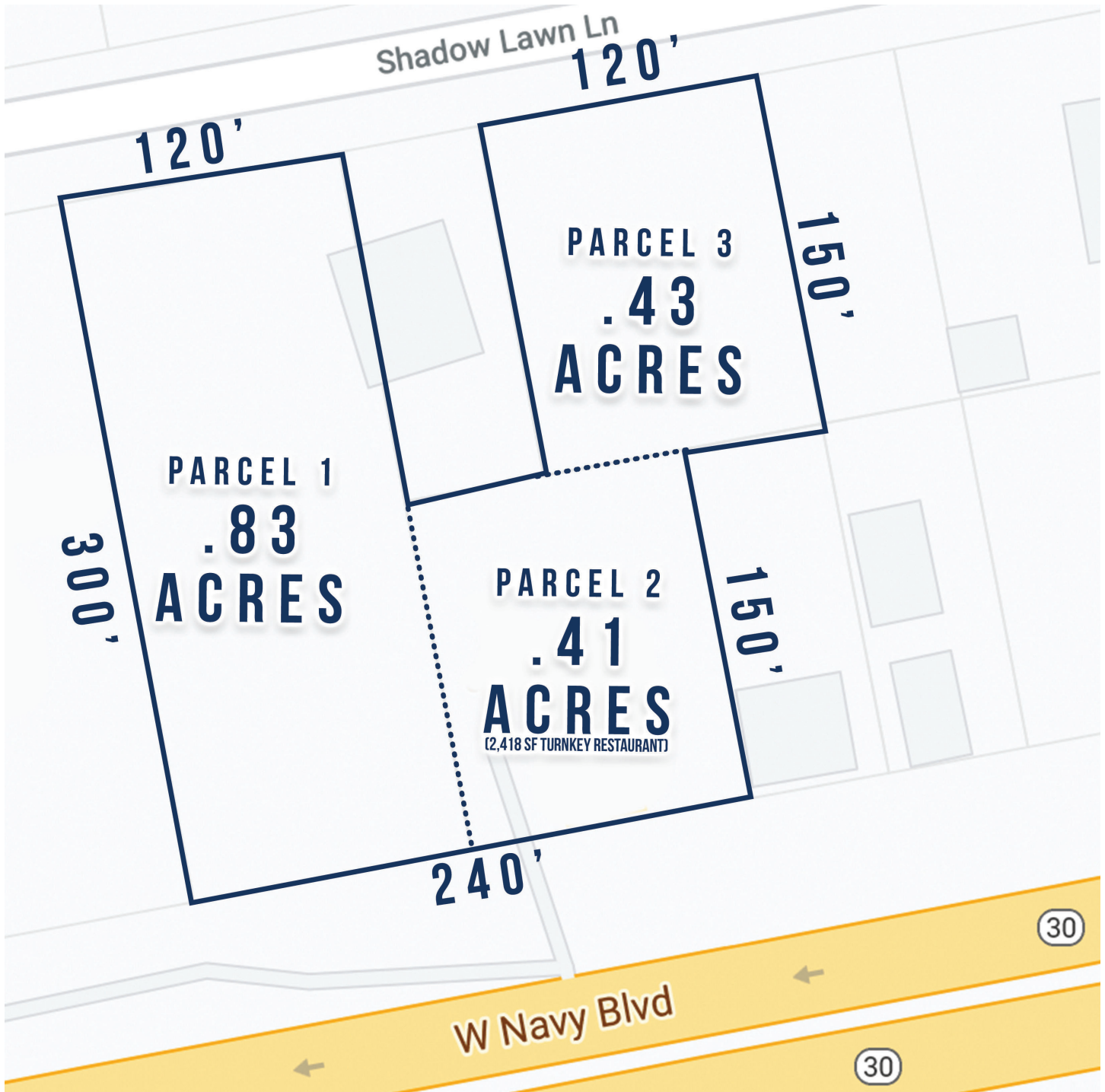


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PLAT MAP



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MEET THE AGENT



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Chris Bouchard is a Senior Commercial Real Estate Advisor with SNS Realty, Inc. Based in Northwest Florida, out of Pensacola, Chris actively markets and sells properties throughout the entire Florida Panhandle, and throughout the Southeastern United States.

Chris has earned a reputation for providing the highest quality brokerage, consulting, and advisory services to his clients. He specializes in Retail, Industrial, Office, Land & Development, Multifamily/ Apartment, Corporate Real Estate and Distressed Assets.

Chris has over 17 years of commercial brokerage and development experience along the Gulf Coast of Florida and Alabama. He is a native Pensacolian who graduated from Pensacola Catholic High School and went on to earn his degree in Bachelor of Science in Commerce & Business Administration with a major in Comprehensive Marketing from The University of Alabama. Chris has extensive working knowledge in the commercial real estate industry and has an outstanding track record and history of proven success.



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WHY SNS?



SNS is a Diversely Experienced Team focused on Developing Residential Communities, Senior Living, Commercial/Retail, and Industrial Facilities. Our client partners find that we are a Trusted Resource to assist with market strategy, internal facility programming, and business modeling as well as development of new and re-purposed facilities using highly efficient capital to minimize the cost of occupancy. We can build or re-purpose facilities to suit. We can provide private equity investment, joint venture partnerships, acquisition/leasebacks, and property management.

**WE HAVE A REPUTATION FOR LOYALTY AND
HONESTY WHICH REFLECTS OUR TOP PRIORITY:
TO BUILD LASTING RELATIONSHIPS**



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