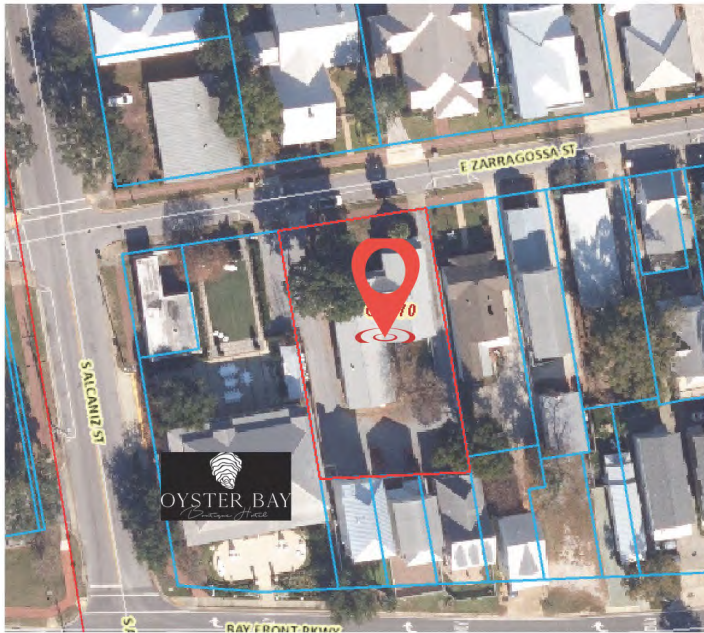


Signature Address in the Historic District

Walkability + Visibility Advantage



About 417 E Zarragossa

Charming and highly adaptable circa-1865 historic Seville-area cottage in downtown Pensacola offering distinctive architectural character and flexible owner-user potential. The property features heart pine floors, high ceilings, tongue-and-groove ceilings, gingerbread exterior detailing, and original fireplaces, with a functional layout that includes conference/office areas plus a kitchen and dining space overlooking the rear grounds. Updated infrastructure includes electrical, HVAC, plumbing, and roof, with city gas available. Notable site advantages include an ADA-accessible entry and on-site parking with a circular drive and driveway exits on both sides of the building.



Property Description

- PID 000S 0009001002020
- .3572 AC+/-
- Zoning- HC-1
- Taxing Authority- City of Pensacola
- Lot Dimensions 94' x 227'
- Frontage- 94'
- Legal- E 60 FT OF LT 20 AND W 34 FT OF LT 21 BLK 5 OLD CITY TRACT OR 8542 P 1359 LESS OR 2028 P 527 NORRIS CA 70

Jenny Pittman
Senior Broker Associate

Phone: +1 850 207-7900
jpittman@naipensacola.com

Beautifully positioned in the heart of downtown's Historic District, 417 E. Zarragossa St. is a standout historic building with undeniable character and a price that reflects the opportunity ahead.

The William Fordham House | Historic Setting

A documented piece of Pensacola's historic core, surrounded by preserved streetscapes and period architecture.

NAIPensacola



417 E. Zarragossa St.- Historic District Context & Provenance

Positioned just steps from Palafox Street and the downtown waterfront, the property sits within a highly walkable, mixed-use environment surrounded by upscale residences, professional offices, galleries, and destination dining. This is a premier downtown address where convenience, prestige, and lifestyle amenities intersect, ideal for buyers who want their location to reinforce brand, credibility, and long-term value.



Downtown Pensacola | Market Snapshot (2025–2030) 5-Mile Radius

Downtown Pensacola is the region’s walkable commercial and cultural hub, anchored by Palafox Street, waterfront destinations, and a strong mix of professional office users, upscale residential, dining, retail, and arts venues. The area’s daytime population, employment base, and concentration of businesses support sustained demand for well-located, character-rich properties that deliver both presence and convenience.



Employee/Population Ratio (per 100): 90.83

Total Number of Businesses: 6,823

2025 Total Sales: \$12,454B

Median Home Value (2025): \$479,703 | \$373,854 | \$333,098

Median Home Value (2030): \$587,912 | \$476,069 | \$417,082

2025 Daytime Population: 127,727

2025 Population: 91,211

2030 Population: 91,212

2025 Total Employees: 82,850

Nearby Palafox Street is currently undergoing the City’s \$10 million “New Palafox” reinvestment—described as the “largest investment in the city’s most iconic street” with stormwater/utility upgrades, improved ADA access, and upgraded streetscape finishes (including brick/quality hardscape elements).



Total Sales 2025
\$12.4B



Population
91,211



Business
6,823



Total Employees
82,850



Source: Site to Do Business