

FOR SALE - \$2,700,000

119 NW HOLLYWOOD BLVD - FORT WALTON BEACH, FL

27,000 SF CORNER COMMERCIAL FACILITY WITH \$249K ANNUAL NET INCOME



NBI
PROPERTIES INC

PROPERTY HIGHLIGHTS

119 NW Hollywood Boulevard presents a rare opportunity to acquire a fully stabilized, income-producing commercial asset in the heart of Fort Walton Beach. This 27,000± SF corner property features a diverse mix of 24 units, including 16 warehouse bays and 8 professional office suites, creating a balanced and reliable income stream. The property generates approximately \$249,000 in net annual income, supported by long-term tenants and strong demand in one of the area's most active commercial corridors. Its strategic corner location on Hollywood Boulevard offers excellent visibility, accessibility, and long-term growth potential for investors. This well-maintained facility provides immediate, turnkey cash flow with minimal owner involvement required. Owner is a licensed real estate agent.

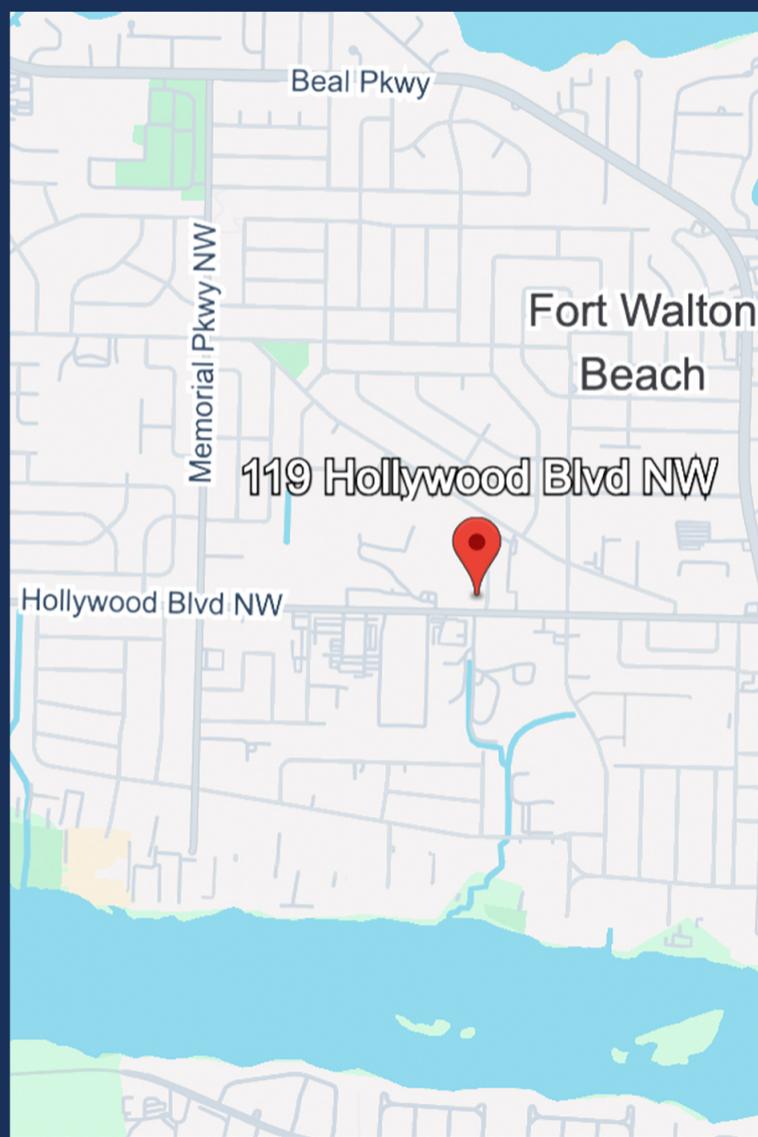


Property Type - Industrial
Building SF - 27,000 SF
Acres - 1.21

Offices - 8
Warehouse Units - 16







LOCATION HIGHLIGHTS

- ▶ **PRIME HOLLYWOOD BOULEVARD CORNER LOCATION**
HIGH VISIBILITY WITH STEADY TRAFFIC FLOW, IDEAL FOR COMMERCIAL TENANTS
- ▶ **CLOSE TO DOWNTOWN FORT WALTON BEACH**
ACCESS TO RESTAURANTS, RETAIL, AND ENTERTAINMENT WITHIN MINUTES
- ▶ **NEARBY RETAIL ANCHORS**
PUBLIX, WALMART, AND VARIOUS LOCAL SHOPPING CENTERS WITHIN A 5-MINUTE DRIVE
- ▶ **PROXIMITY TO EGLIN AIR FORCE BASE**
STRONG TENANT POOL AND CONSISTENT DEMAND FROM MILITARY AND CIVILIAN PERSONNEL
- ▶ **MAJOR ROADS & ACCESSIBILITY**
QUICK ACCESS TO US-98, BEAL PARKWAY, AND OTHER KEY THOROUGHFARES FOR EASY DISTRIBUTION AND COMMUTING
- ▶ **NEARBY SERVICE AMENITIES**
BANKS, POST OFFICES, AUTO SERVICES, AND PROFESSIONAL SERVICES WITHIN A 2-3 MINUTE RADIUS
- ▶ **LOCAL DINING & COFFEE OPTIONS**
STARBUCKS, PANERA BREAD, AND POPULAR LOCAL EATERIES NEARBY FOR TENANTS AND CLIENTS
- ▶ **HEALTHCARE ACCESS**
FORT WALTON BEACH MEDICAL CENTER AND CLINICS WITHIN A 5-10 MINUTE DRIVE
- ▶ **RECREATIONAL & COMMUNITY PERKS**
CLOSE TO PARKS, THE GULF COAST BEACHES, AND COMMUNITY EVENTS, INCREASING DESIRABILITY FOR TENANTS
- ▶ **POTENTIAL FOR OWNER BENEFITS**
CORNER LOCATION OFFERS BRANDING OPPORTUNITIES, SIGNAGE EXPOSURE, AND PREMIUM LEASING POTENTIAL



CONTACT INFO



CRAIG BARRETT

Broker

850.217.0303

craig@nbiproperties.com



JAYME NABORS

Agent

850.420.1111

jayme@nbiproperties.com

NBI Properties has sold and leased countless properties valued in the hundreds of millions and manages more than 1,300 properties. The firm's impressive client list includes many of the nation's top retailers, defense contractors, and private investors.