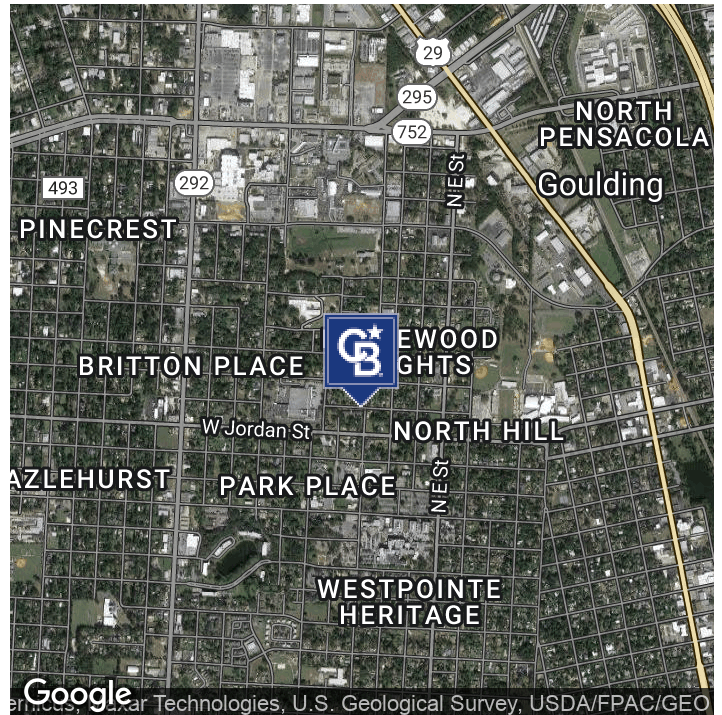


SALE

CAUGHEY ARMS RENEWED

1201-1281 West Maxwell Street Pensacola, FL 32501



OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	16,956 SF
Available SF:	
Lot Size:	0.6 Acres
Number of Units:	12
Price / SF:	\$97.31
Year Built:	1974
Renovated:	2023
Zoning:	High Density Residential (HDR) Escambia County Florida
Market:	Pensacola
Submarket:	South Pensacola Florida

PROPERTY OVERVIEW

Renewed, renovated, improved large 12 two story spacious townhomes in the Englewood Neighborhood near the Baptist Healthcare Campus. Baptist Healthcare has plans to revamp the old campus into a mixed-use development incorporating multi- and single-family homes, a park, redesigned street connections and spaces for restaurants, retailers and social services.

Less than 3 miles from downtown Pensacola, 20 minutes from Naval Air Station (NAS) Pensacola and Pensacola Beach.

PROPERTY HIGHLIGHTS

- New roofs, decking, siding, insulation, paint, exterior doors and windows replaced where needed.
- Approximate Gross Monthly Rent \$13,800
- All utilities (electricity, water, sewer, trash, cable) responsibility of tenants.
- 2022 Property Taxes \$3,776.64

Joseph Leccese

Senior Commercial Associate
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COLDWELL BANKER
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SALE

CAUGHEY ARMS RENEWED

1201-1281 West Maxwell Street Pensacola, FL 32501



PROPERTY DESCRIPTION

Renewed, renovated, improved large 12 two story spacious townhomes in the Englewood Neighborhood near the Baptist Healthcare Campus. Baptist Healthcare has plans to revamp the old campus into a mixed-use development incorporating multi- and single-family homes, a park, redesigned street connections and spaces for restaurants, retailers and social services.

Less than 3 miles from downtown Pensacola, 20 minutes from Naval Air Station (NAS) Pensacola and Pensacola Beach.

LOCATION DESCRIPTION

Englewood Heights Neighborhood and Baptist Healthcare area is comprised of single family homes and community related properties.

The existing Baptist Healthcare campus operations are relocating to a new campus location off I-110.

Baptist Healthcare Administrators presented a vision for the existing campus that included plans to revamp the old campus into a mixed-use development — incorporating multi- and single-family homes, a park, redesigned street connections and spaces for restaurants, retailers and social services.

The plan seeks to reinvigorate and revitalize the neighborhoods that surround the old Baptist Hospital campus with new construction projects through both public and private sector funding.

SITE DESCRIPTION

Two (2) buildings with six (6) townhouses each with off street parking

EXTERIOR DESCRIPTION

New roofs, decking, siding, insulation, paint, exterior doors and windows replaced where needed.

INTERIOR DESCRIPTION

3 bedroom, 1.5 baths two story townhome apartments, majority of renovations completed with some still in progress.

PARKING DESCRIPTION

Each townhome apartment has two (2) off street parking spaces in front.

UTILITIES DESCRIPTION

[Text has not been filled out in the property edit form...]

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