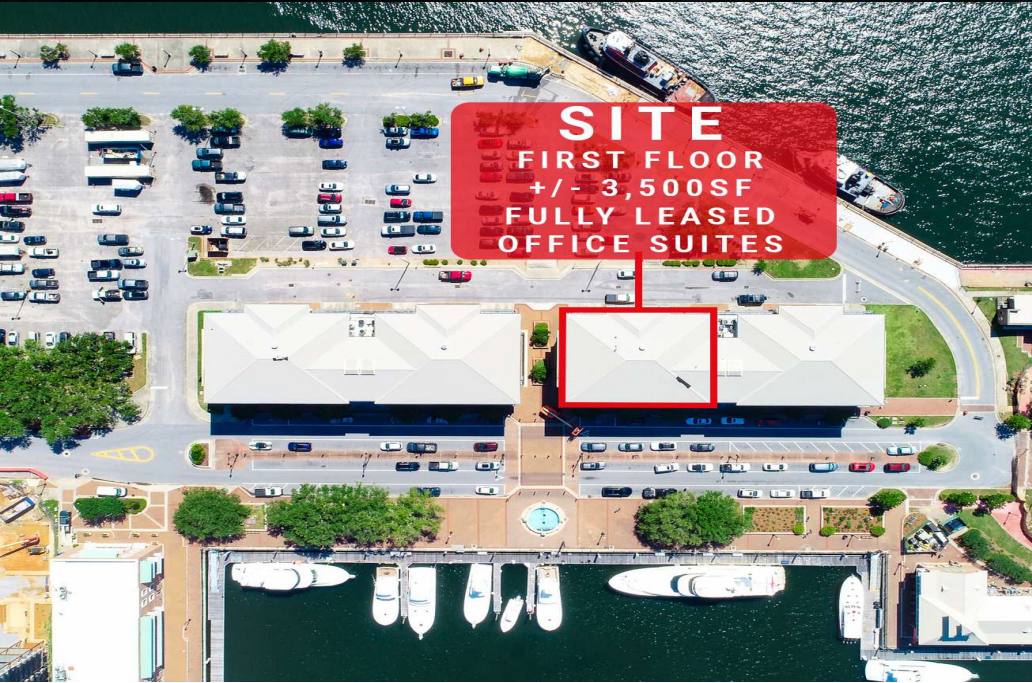


BELLCORE COMMERCIAL



890 S PALAFOX ST SUITE 106-108

890 SOUTH PALAFOX STREET SUITE 106-108, PENSACOLA, FL 32502



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in downtown Pensacola, this meticulously maintained 3,500 SF building comprises two units. It offers a stable and reliable income stream with a solid history of 100% occupancy and strong rental demand. Built-in 2003, the property exudes a modern and professional appearance, creating a prestigious environment ideal for an office building investor. With commercial zoning and a prime location, this property represents a secure and lucrative investment, making it an attractive prospect for investors seeking long-term financial growth in the vibrant Pensacola market.

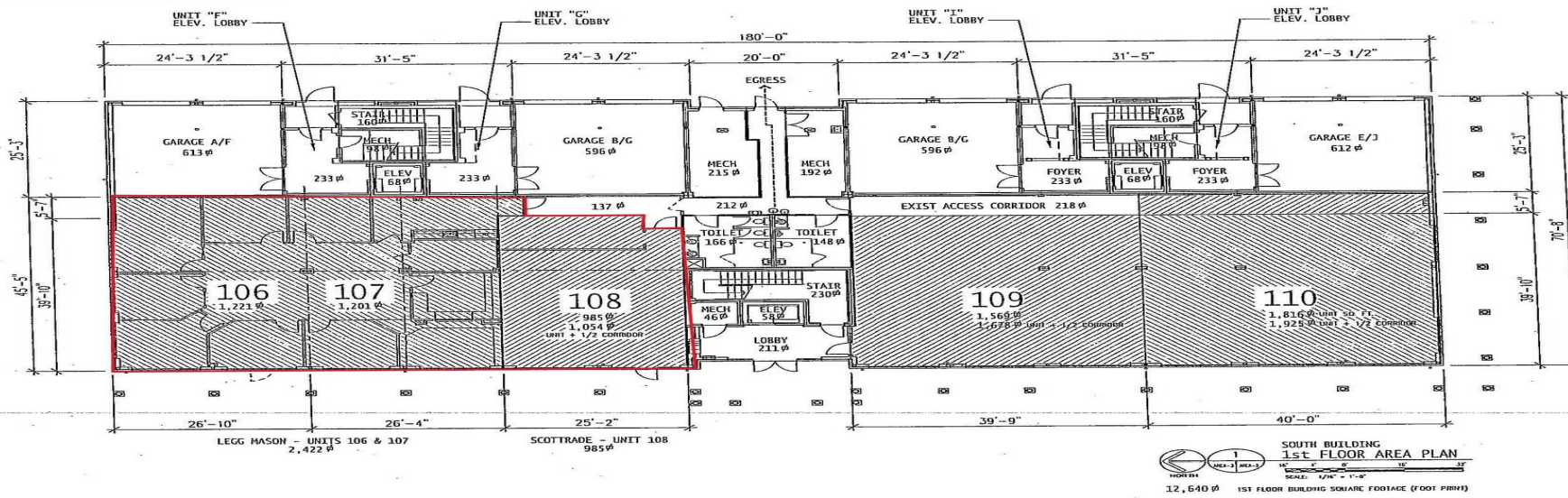
FOR SALE | 890 S PALAFOX ST SUITE 106-108

PROPERTY HIGHLIGHTS

- 3,500 SF building with 2 units
- Built in 2003
- Stable and reliable income
- 100% occupancy
- Well-maintained property
- Strong rental history
- Modern and professional appearance
- High demand area Prime investment opportunity
- In the heart of Downtown Pensacola
- Ample parking space for tenants and visitors
- The current tenant mix includes Morgan Stanley and Asesinato, LLC

OFFERING SUMMARY

Sale Price:	\$1,290,000
Number of Units:	2
Building Size:	3,500 SF
Zoning	WRD, Commercial
Property Type	Office
Traffic Count	17,000
Market	Pensacola



SPENCER MAXWELL BUILDERS
ARCHITECTS

PROJECT - LOCATION:
Mixed-Use
Buildings
at the
Palafox Pier
& Yacht Harbour
Pensacola,
Florida

DATE: 05/11/04

DRAWN BY: DAN C
CHECKED BY: SPENCER
PROJECT NO: 0007
DATE: AUG. 21, 2003
SHEET TITLE:
FIRST FLOOR
AREA PLAN
SHEET NO.:
S-1
SOUTH BUILDING

RENT ROLL

SUITE	TENANT	SUITE SF	PRICE PER SF	RENT ESCALATIONS	ANNUAL RENT	LEASE END	LEASE EXTENSIONS
106-107	Morgan Stanley	2,418 SF	\$25.50 PSF		2024 \$61,256.00	MARCH 2028	Two 5-year options to renew
108	Asesinato, LLC	1,054 SF	\$27.32 PSF		2024 \$30,200.00	OCTOBER 2025	Two 3-year option to renew
TOTALS		3,427 SF		2024 TOTAL RENT	\$90,051.28		

PENSACOLA, FL

BELLCORE
COMMERCIAL





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,640	29,903	89,833
Average Age	46.9	40.4	39.4
Average Age (Male)	45.2	39.0	37.4
Average Age (Female)	48.2	42.4	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	954	15,242	42,364
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$78,467	\$59,149	\$61,327
Average House Value	\$299,192	\$199,764	\$177,187

* Demographic data derived from 2020 ACS - US Census



ROBERT BELL

Partner, Senior Advisor , & Property Manager

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FL #SL698346

PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President’s Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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