

**BELLCORE**  
COMMERCIAL



406 S WAUKESHA, BONIFAY FL

406 S WAUKESHA ST, BONIFAY, FL 32425





## PROPERTY DESCRIPTION

Discover a prime investment opportunity with 2 adjacent lots totaling  $\pm 1$  Acre, and a 6,049 SF former bank with drive-thru, in the desirable Bonifay area. Built in 1976, this property is ideally suited for an office or commercial development. Zoned C, with access to S. Waukesha St. and S. Oklahoma St., it offers versatile potential for a range of uses. With a strategic location and ample space, this property presents a compelling opportunity for those seeking a solid investment in the flourishing Bonifay area. Don't miss out on the chance to own a piece of this vibrant and growing community.

## PROPERTY HIGHLIGHTS

- 6,049 SF building
- Two adjacent lots
- Zoned Commercial
- Brand new Circle-K next-door
- Strategic location in Bonifay area

## OFFERING SUMMARY

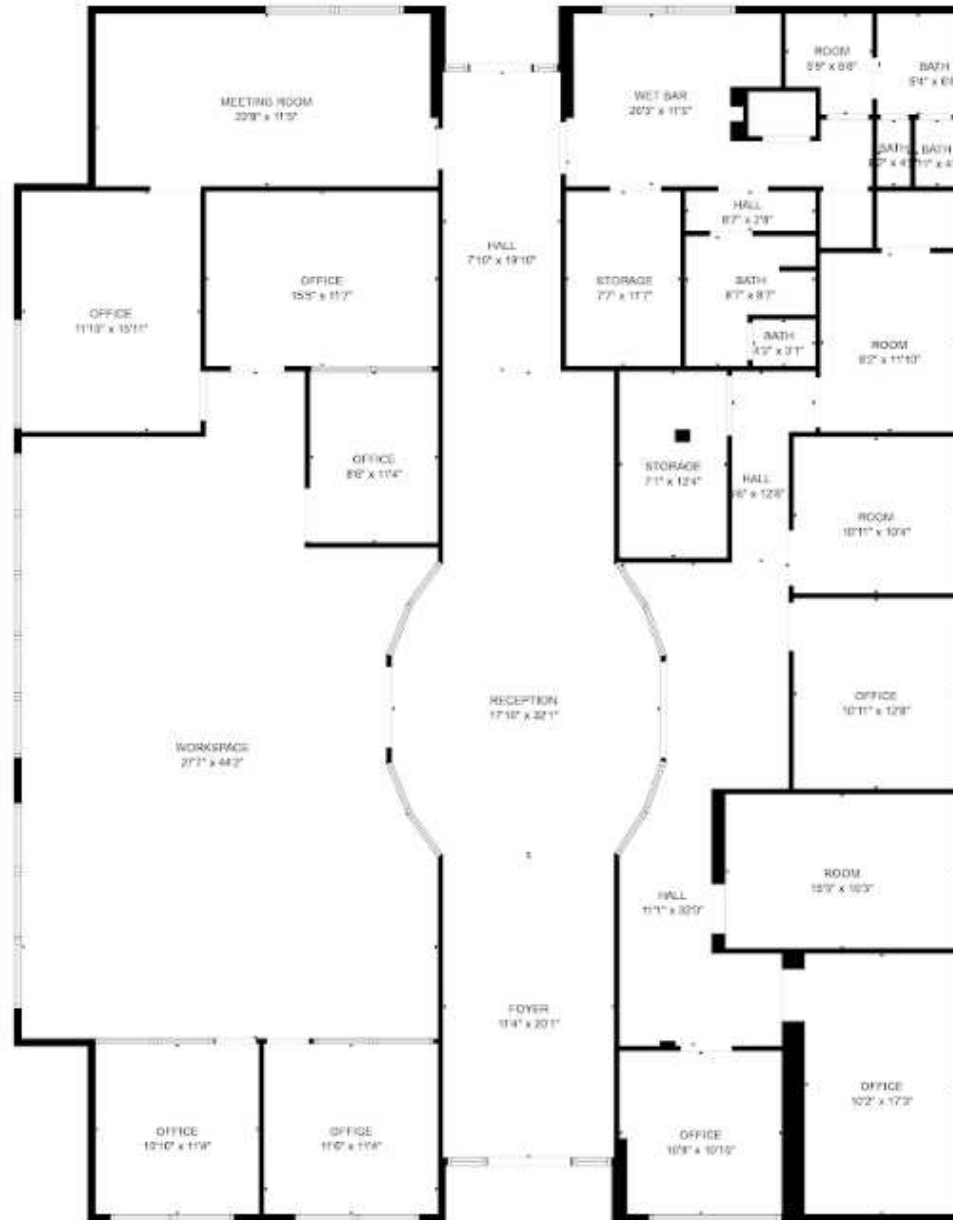
Sale Price:	\$1,299,000
Number of Units:	1
Lot Size:	0.96 Acres
Building Size:	6,049 SF
Zoning	C
Property Type	Commercial
Traffic Count	14,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	927	1,705	2,380
Total Population	2,335	5,658	7,464
Average HH Income	\$57,030	\$58,619	\$60,527

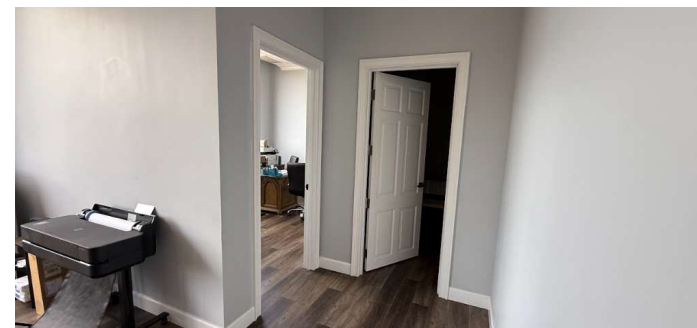
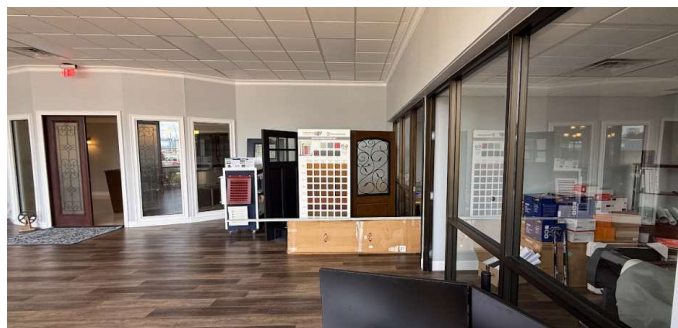
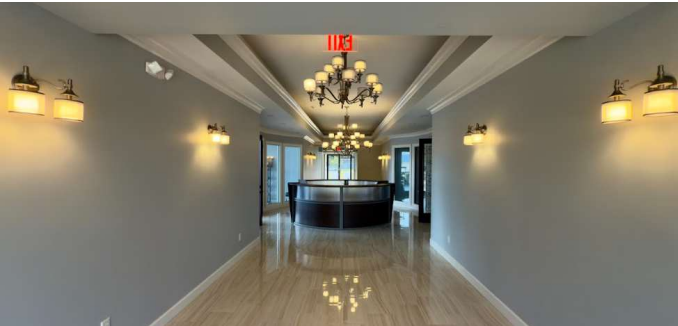




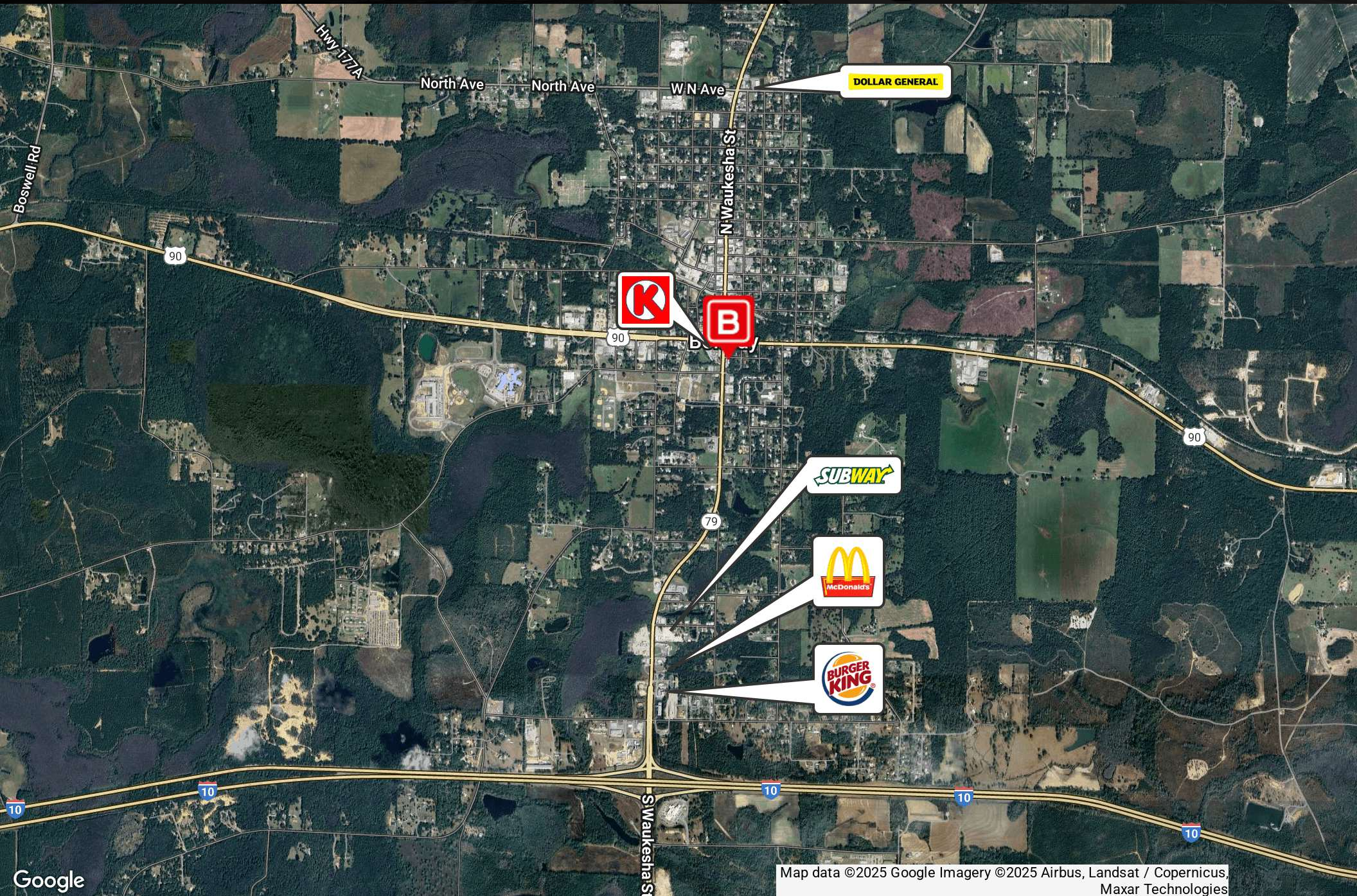




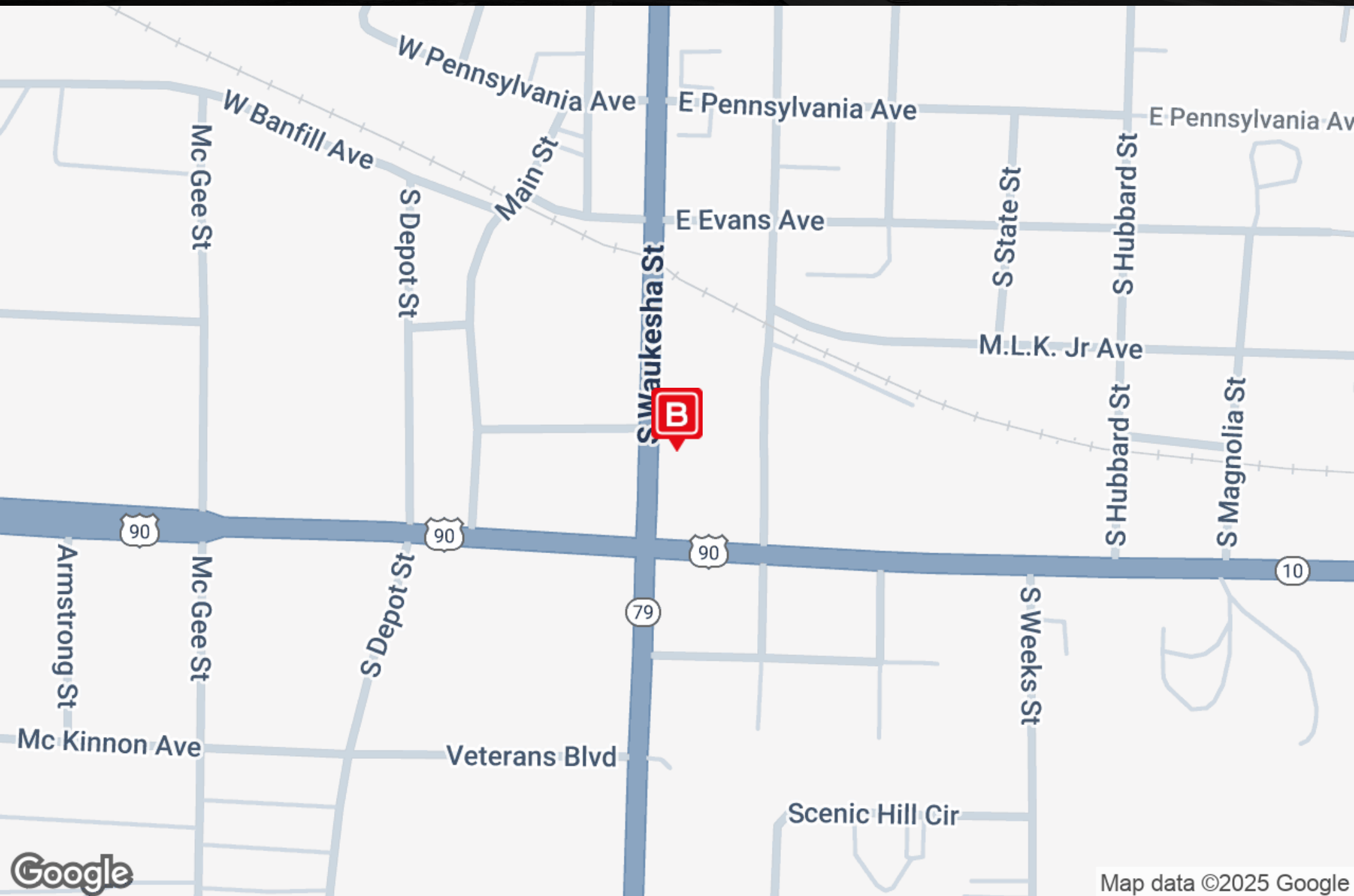
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







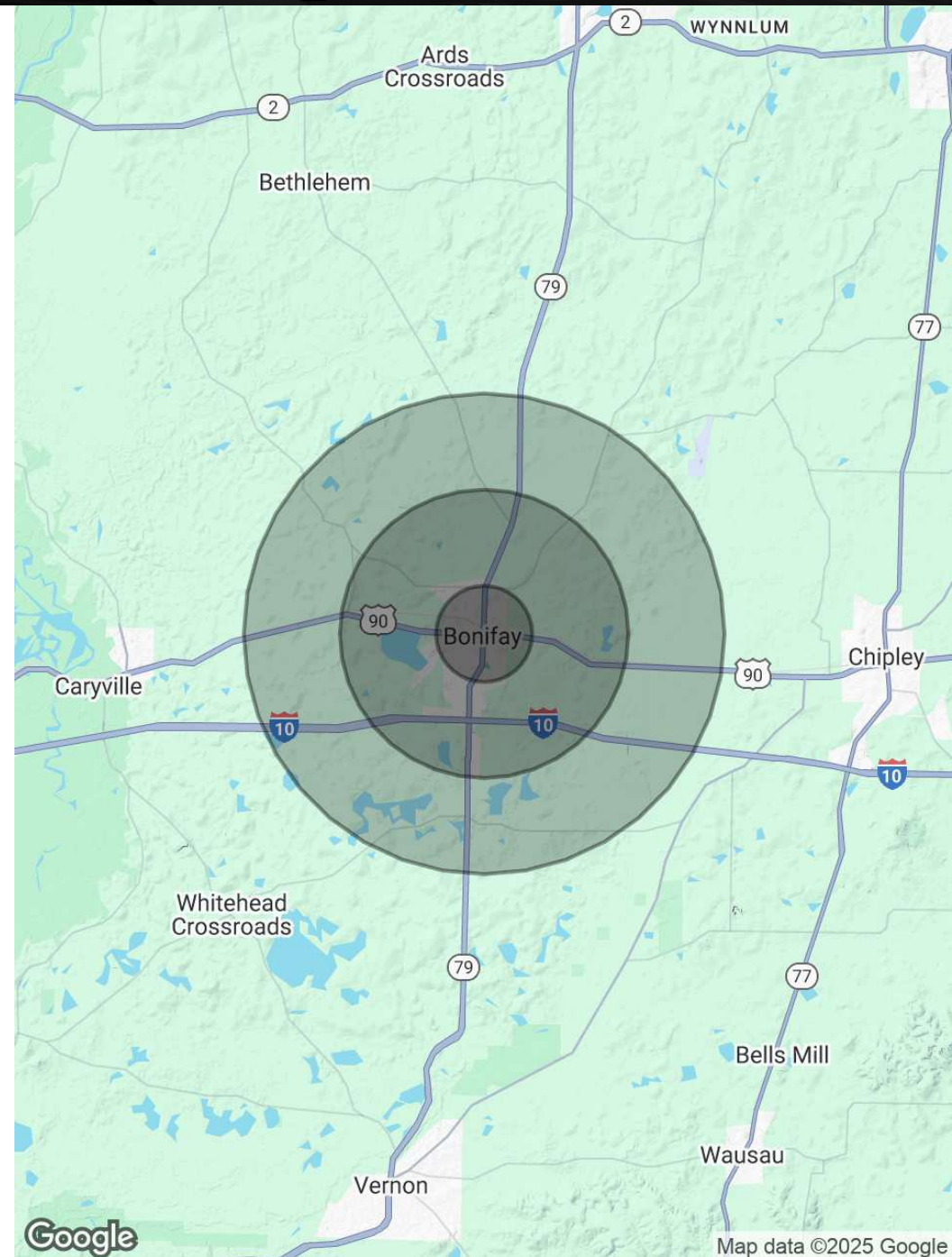




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,335	5,658	7,464
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	927	1,705	2,380
# of Persons per HH	2.5	3.3	3.1
Average HH Income	\$57,030	\$58,619	\$60,527
Average House Value	\$171,205	\$187,956	\$191,027

Demographics data derived from AlphaMap







HARRY BELL JR.

**Managing Broker**

harry@bellcorecommercial.com

Direct: **850.977.6991** | Cell: **850.240.0527**

FL #BK3026917 // AL #000078384-1

## PROFESSIONAL BACKGROUND

Harry Bell is the President and Managing Broker 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.

Harry 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, Harry sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Harry brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Harry and his team quickly became #1 globally ranked in commercial sales 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

Harry has earned a Bachelor of Science degree in Finance

## MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including the International Council of Shopping Centers, the National Association of Realtors, Florida Association of Realtors, Pensacola Association of Realtors, and the Emerald Coast Association of Realtors, to name a few.

Bellcore Commercial  
17 W Cedar Street  
Pensacola, FL 32502  
850.434.3434