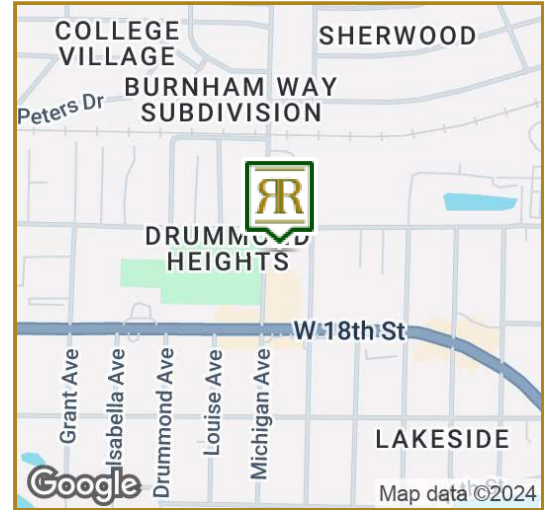




CONFIDENTIAL OFFERING MEMORANDUM



0.3 Miles

0.5 Miles

1 Mile

Total Households:

439

1,197

3,021

Total Population:

1,069

2,901

7,342

Average HH Income:

\$66,111

\$65,930

\$75,015

1818 Michigan Ave

1818 Michigan Ave, Panama City, FL 32405

CHRIS L. HUSKEY, SIOR, CCIM

Broker
850.630.4500
chuskey@rrcre.com

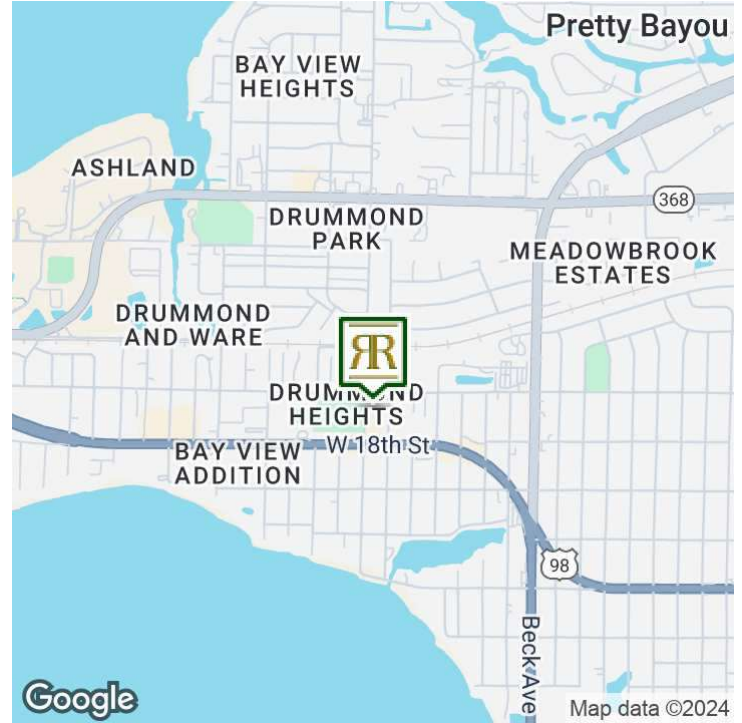
NEIL C. JONES, SIOR

Broker
850.258.8971
njones@rrcre.com





OFFICE PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$699,900
Building Size:	2,400 SF
Available SF:	
Lot Size:	32,175 SF
Price / SF:	\$291.62
Year Built:	1947
Zoning:	PC09

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the Panama City area. This 2,400 SF building, zoned GC-2, offers a solid foundation for a range of office and commercial applications. With its strategic location, the property provides exceptional visibility and accessibility for prospective tenants. The timeless charm of the building presents an attractive canvas for customization or renovation, allowing investors to create a bespoke office space tailored to meet the evolving needs of discerning tenants. Explore the potential of this versatile property, strategically positioned to be a valuable addition to any investor's portfolio.

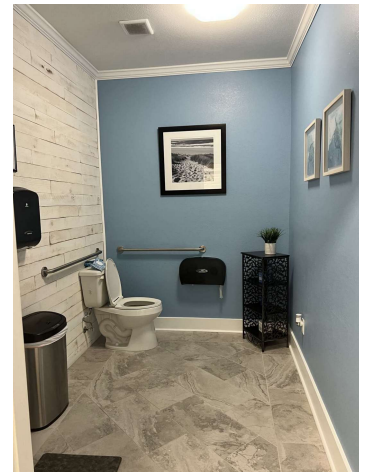
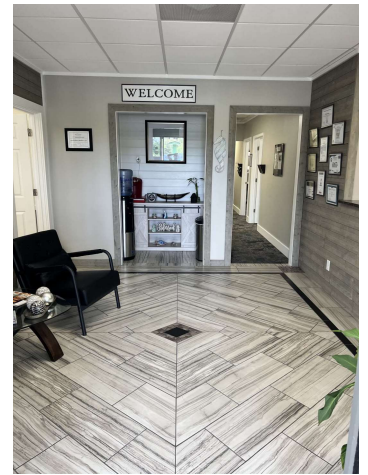
PROPERTY HIGHLIGHTS

- 2,400 SF building offering versatile office and commercial potential
- Blending timeless charm with modern opportunities
- Zoned GC-2, providing flexibility for a range of business uses
- Strategic location in the dynamic Panama City area
- Exceptional visibility and accessibility for prospective tenants
- Opportunity for customization or renovation to meet specific tenant needs
- Attractive canvas for creating a bespoke office space



1818 Michigan Ave, Panama City, FL 32405

OFFICE PROPERTY FOR SALE



RESOURCE REALTY GROUP
2101 Northside Drive, Suite 104
Panama City, FL 32405
O: 850.630.4500

CHRIS L. HUSKEY, SIOR, CCIM
Broker
850.630.4500
chuskey@rrcre.com

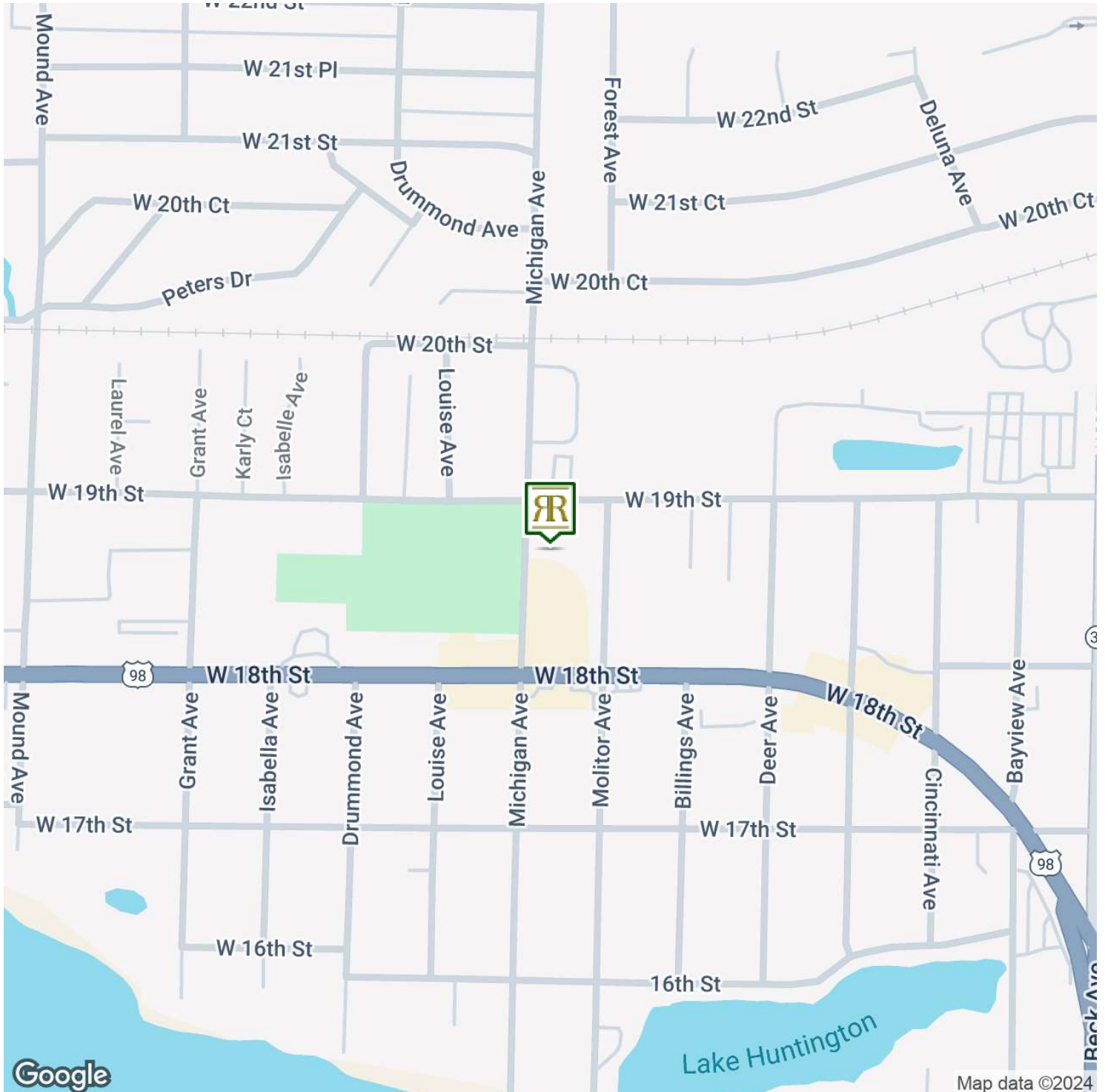
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Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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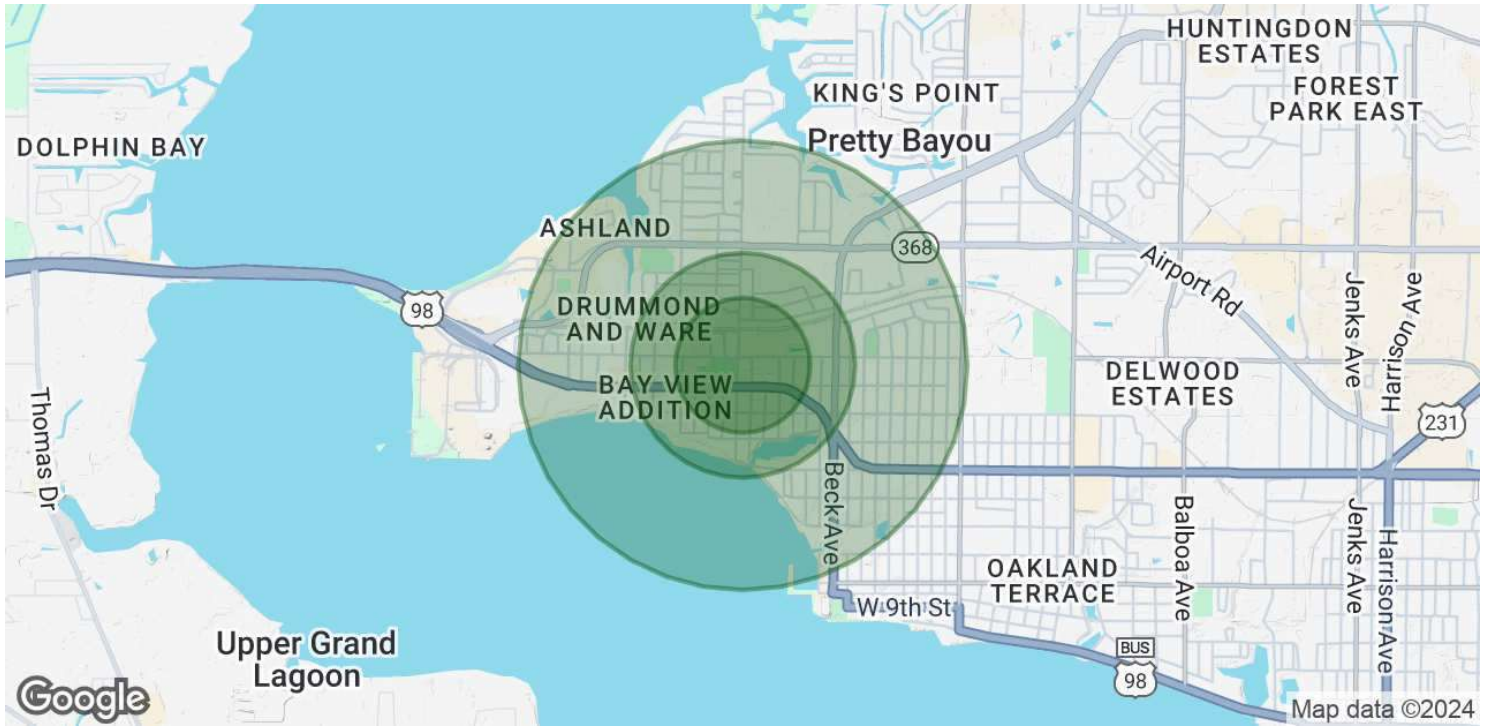
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OFFICE PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,069	2,901	7,342
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	439	1,197	3,021
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,111	\$65,930	\$75,015
Average House Value	\$268,965	\$248,895	\$264,217

Demographics data derived from AlphaMap