



5241 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

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Investment Opportunity

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Land Information

- 1.97 AC +/-
- Dimension 201' x 425'
- Frontage 201'
- Zoned HCD
- 24-2S-28-1150-00100-0160
- Ample Parking (30+)
- 35,500 CPD 2023
- Tax District - Midway
- Property Usage- Multi-Tenant Retail

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Investment Opportunity

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Located in the thriving Midway - Navarre area of Gulf Breeze, Florida, this property offers a versatile 12,048 square foot mixed-use office, retail, and conditioned warehouse space.

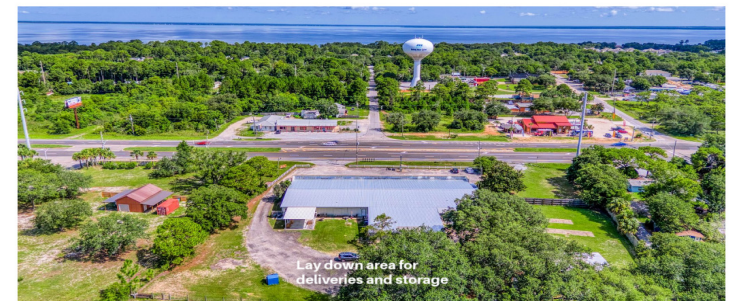
The building has been meticulously maintained and has recently undergone capital improvements, including updates to electrical systems, flooring, and the roof.

5241 Gulf Breeze Pkwy offers an exceptional value-add opportunity for investors. The property is currently owner-operated with short-term leases in place, providing the potential for a new owner to adjust lease rates to align with the highly competitive Gulf Breeze market, where NNN lease rates typically range from \$17 to \$29 per square foot.

Additionally, there is potential for assemblage with the adjacent 0.98-acre HCD-zoned parcel, which, while not currently listed for sale, adds further strategic possibilities for future development.

With the recent price adjustment, this property is an excellent acquisition for a savvy investor, priced at just \$199.20 per square foot in one of the most sought-after markets.

Please refrain from disturbing tenant's and contact the agent for showing arrangements.



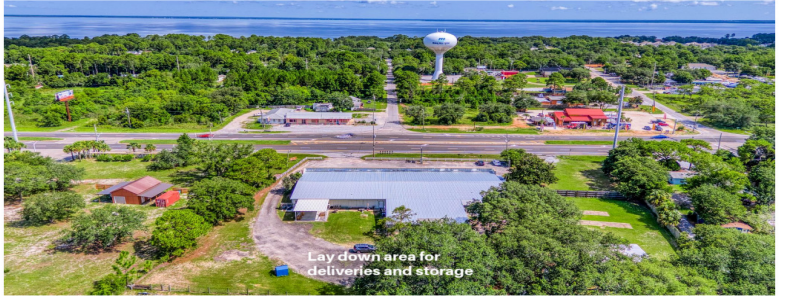
FOR SALE

\$2,400,000

\$199.20 PSF

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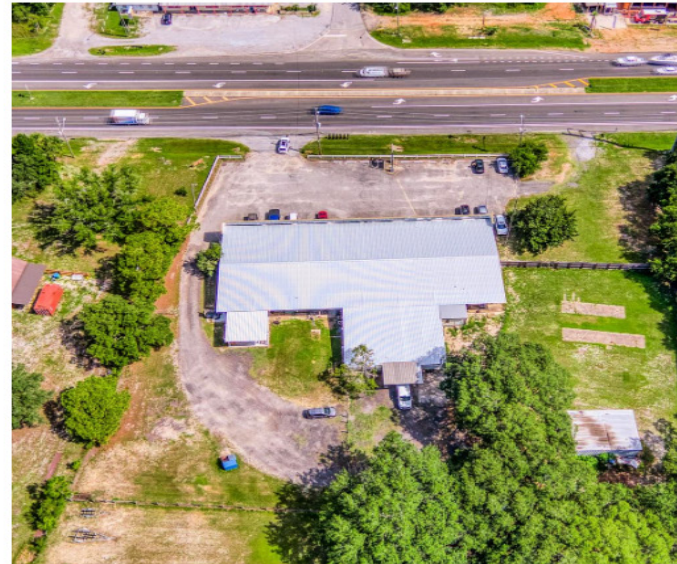
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NALPensacola

Mixed-Use Strip Center

5241 Gulf Breeze Parkway
Gulf Breeze, FL 32563



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Mixed-Use Strip Center

5241 Gulf Breeze Parkway
Gulf Breeze, FL 32563

Mixed Use Strip Center

Property Highlights:

- Units: 5
- Total Area: 12,048 square feet
- Built: 1976
- Space Types:
Office, retail, and conditioned warehouse space
- Location: 5241 Gulf Breeze, Gulf Breeze Parkway 32563
- Additional Land:
0.98 acre of land next door available for purchase, ideal for expansion or further development. Not listed, please call agent for details
- Laydown Area: Located at the rear of the building, perfect for deliveries and additional storage
- Lease Terms: Short-term leases for flexibility
- Recent Renovations: Include but not limited to electrical, flooring, and roof
- Parking: 30 parking spots in front of the building with additional parking in the rear



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