



SNS
REALTY INC

PRIME OFFICE BUILDING IN MARCUS POINTE COMMERCE PARK



PRESENTED BY:
RODNEY SUTTON
MANAGING BROKER



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120 E MAIN STREET, SUITE A
PENSACOLA, FL 32502

**AVAILABLE FOR
PURCHASE**

**6451 N W STREET
PENSACOLA, FL 32505**



SUMMARY



PROPERTY DETAILS

The Escambia County Tax Collector building is 14,014 square feet in size. The current tenant has a lease expiration of January 1, 2025. This lease is an Absolute Net lease. This short term lease provides substantial income during design renovations/improvements or complete overhaul that changes the buildings purpose. Financials available with a executed Confidentiality Agreement.

This site was developed to accommodate the needs of heavy traffic flow from Escambia county residents. From driver license services, walk-ins, tag/title services and property tax receipts, this building handles the high demand of its customers. This site has a 4 lane drive through with an after hours drop box located in the drive through. There is ingress/egress off W Street and Marcus Pointe Blvd. In addition, the side entrance off of Marcus Pointe Blvd. brings you to a lighted intersection. Paved parking for 130 vehicles. The entire building has a back up generator.

SALES OVERVIEW

SALES PRICE: \$2,200,000

YEAR BUILT: 2003

BUILDING SIZE (SF): 14,014 SF

YEAR RENOVATED: 2011

GROSS LAND AREA: 2.54 Acres

ZONING: HC/LI- Heavy Commercial/
Light Industrial

UNIT PRICE: \$156.99 PSF



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PHOTOS



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TRADE MAP



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MEET THE AGENT



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Rodney is the Managing Broker of SNS Realty, Inc. He is a Licensed Commercial Real Estate Broker in Florida representing Buyers, Sellers, Landlords and Tenants while staying heavily involved in his community. For the last 16 years, Rodney has been successfully developing residential, commercial, medical, and industrial real estate. Over the course of his career, he has owned and operated many successful businesses and brings entrepreneurial spirit and first-hand business experience to any project benefiting his clients and partners.

Background:

Rodney was born and raised in Pensacola, but has lived in Chicago, Orlando, Tampa and Atlanta. He has been 'back home' in Gulf Breeze for 21 years with his wife of 23 years, Amy Sutton, and their two sons, Jacob and Blake. He enjoys boating, biking, camping and tailgating.

He earned a Bachelor of Science in Marketing at University of West Florida while earning the Annual Student Leadership & Service Award. Rodney also serves on the UWF Foundation Board as the Chairman of the Bucket and Audit committee.



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WHY SNS?



SNS REALTY IS A DIVERSELY EXPERIENCED TEAM FOCUSED ON:

- Commercial Real Estate Brokerage: Representing Buyers, Sellers, Landlords, and Tenants
- Commercial Real Estate Property Management: Representing Owners.
- Developing Residential Communities, Senior Living, Commercial/Retail, and Industrial Facilities
- Build or Repurpose To Suit. Private Equity Investment. Joint Venture Partnerships. Acquisition/Leasebacks.

**WE HAVE A REPUTATION FOR LOYALTY
AND HONESTY WHICH REFLECTS OUR TOP PRIORITY:
TO BUILD LASTING RELATIONSHIPS**



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