



1500 N Pace Blvd

1500 N Pace Blvd, Pensacola, FL 32505



MAIN STREET
PROPERTIES



Dawn Bridges Brown

BHGRE Main Street Properties

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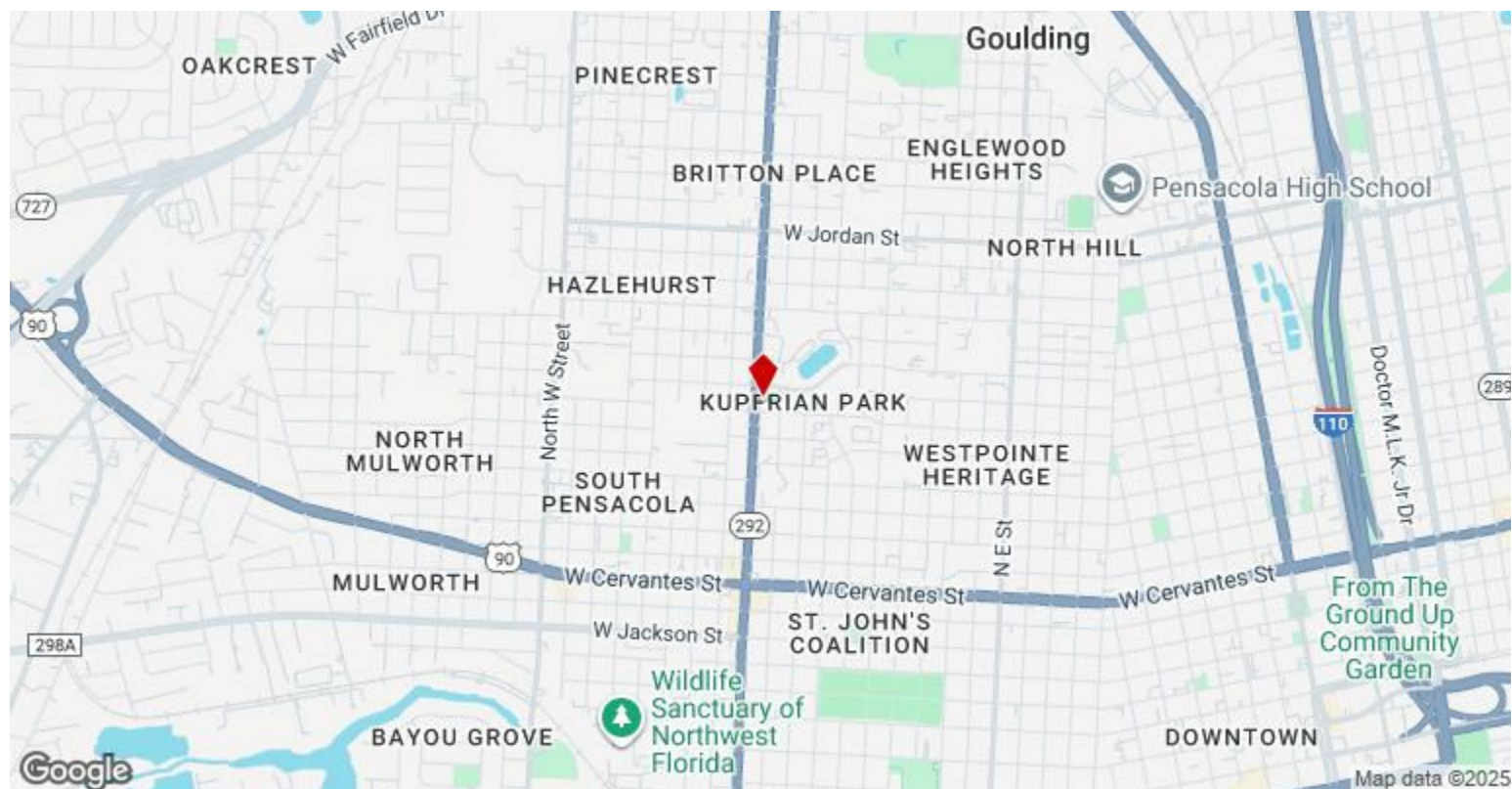
\$365,000

Excellent location in the heart of Pensacola. Building was used as a doctor office for many years. Currently the Bldg and lot are being used as a car lot and the side lot is making \$1500 per month with a month to month tenant. The building offers 6 offices/rooms, 3 bathrooms, kitchen, lobby area , receptionist area, lab or work station , media closet and more. Other possible use: Retail sales and services. Restaurants and brewpubs. Professional services. convenience goods stores. Smoke shop, day care, fitness center, Realty and property rental offices. Personal service establishments. Light industrial, Microbreweries. Micro-distilleries. Micro-wineries. Broadcast stations. Community service facilities (e.g., libraries, museums). Educational facilities (e.g., K-12 schools, colleges). Emergency service facilities (e.g., law enforcement, fire stations). Funeral establishments....

- This property was a Dr office form many years, currently a used car lot . Plenty of other uses in the HC/LI zoning. Empty lot makes \$1500 per month



Price:	\$365,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.69 AC
Gross Building Area:	2,715 SF
No. Stories:	1
Year Built:	1975
Tenancy:	Single
Parking Ratio:	5.95/1,000 SF
Clear Ceiling Height:	8 FT
Zoning Description:	HC/LI
APN / Parcel ID:	30-2S-30-1001-004-020
Walk Score ®:	66 (Somewhat Walkable)



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Property Photos



TOTAL: 2261 sq. ft
FLOOR 1: 2261 sq. ft
EXCLUDED AREAS: HALF BATH: 34 sq. ft, ROOM: 33 sq. ft
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Property Photos



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Property Photos



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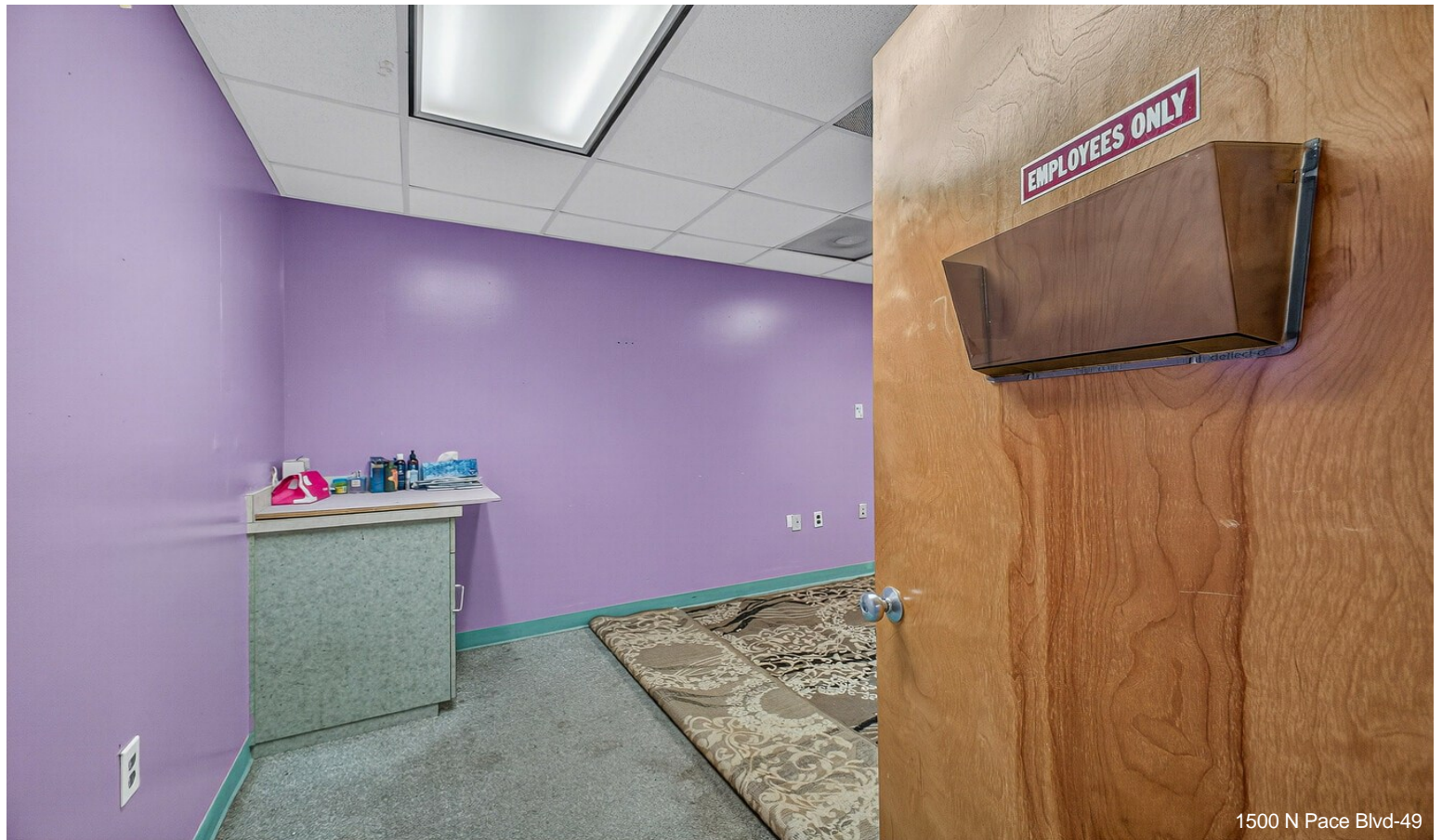


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