

FOR SALE

Parkman & Associates

NBI PROPERTIES INC
Commercial & Investment Real Estate



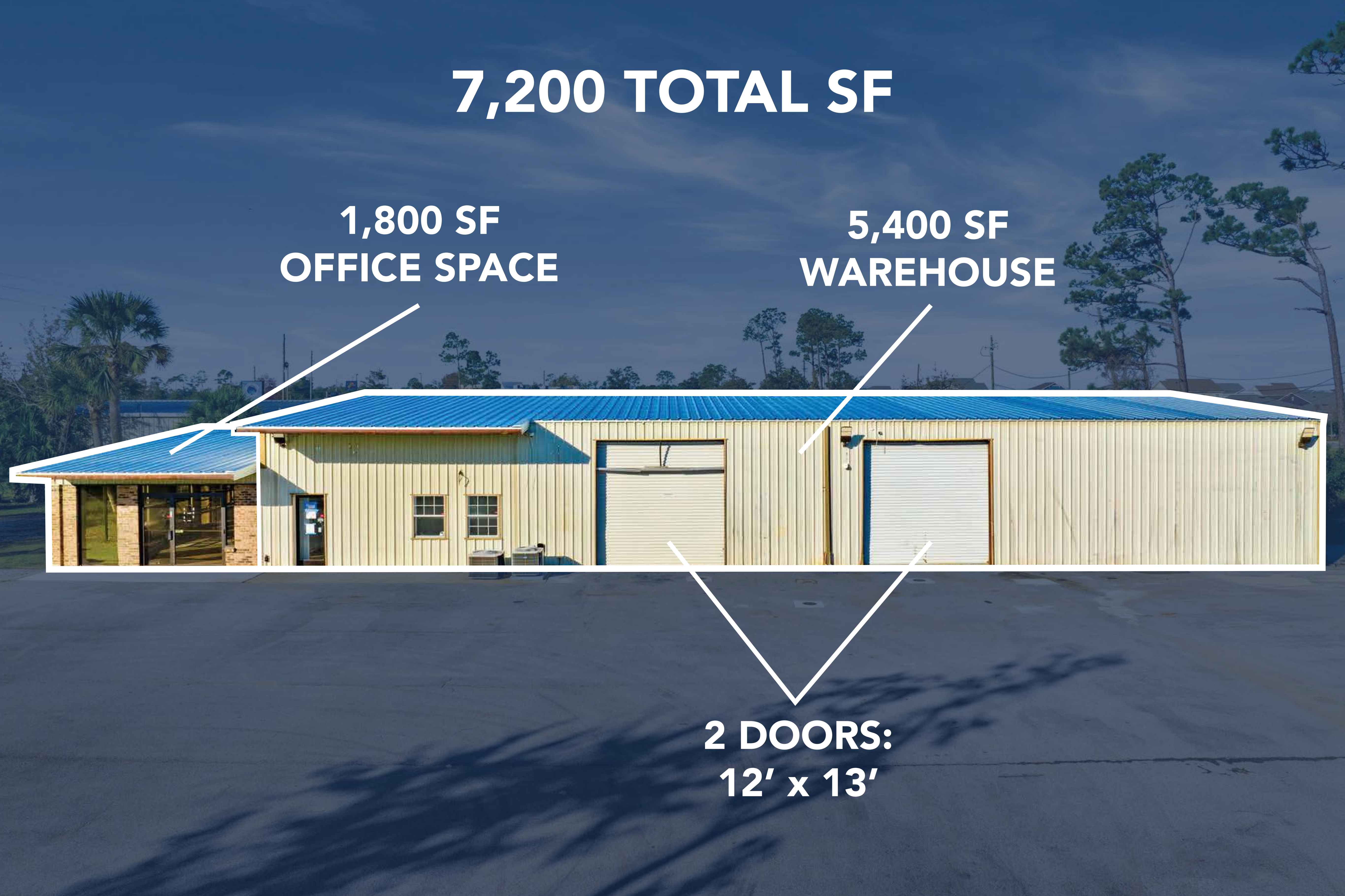
1117 ST ANDREWS BLVD | PANAMA CITY
RENOVATED 2025 | 7,200 SF TOTAL | \$1,400,000

7,200 TOTAL SF

**1,800 SF
OFFICE SPACE**

**5,400 SF
WAREHOUSE**

**2 DOORS:
12' x 13'**



2.48 ACRES



PARKING FOR 15+ VEHICLES



THE RESIDENCES
AT SWEETBAY



Publix®



TM



TM





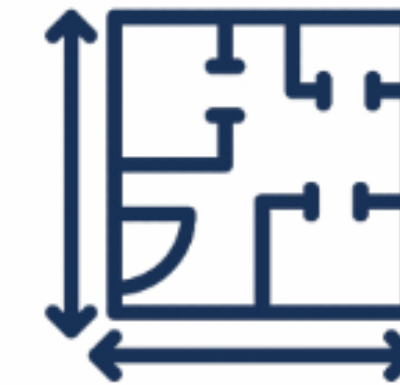
**7,200
SQFT**



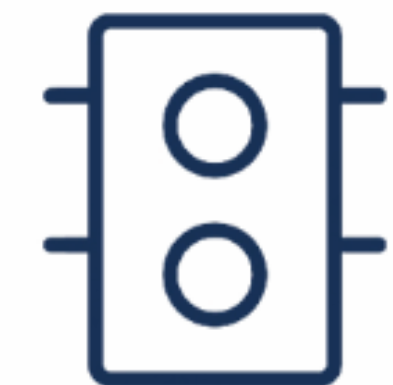
**POPULATION
70,490
<5 MILE**



**AVERAGE INCOME
\$88,900**



**MEDIAN
PRICE RANGE
\$297,000**



**AADT
22,500**

This industrial flex property offers a prime opportunity to acquire a highly visible asset at the front entrance of SweetBay, directly off Highway 390. The $\pm 7,200$ SF building includes $\pm 5,400$ SF of warehouse space and $\pm 1,800$ SF of office buildout, featuring three private offices, two showrooms, and two restrooms.

With approximately 22,500 vehicles per day, the site benefits from strong exposure and accessibility. Recent 2025 improvements include a new roof, full spray foam insulation, fresh interior paint, and a modern security system. A fenced yard and ample parking support operational flexibility, making this a compelling investment or owner-user opportunity within a growing commercial corridor.

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REACH OUT FOR MORE INFO:

PRESIDENT

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