

Price Reduced to \$229,000 | NNN Medical Office | Opportunity Zone

Address: 2220 N Palafox Street, Pensacola, FL

New Asking Price: \$229,000

Investment Highlights

- Medical Office Tenant on a Triple Net (NNN) lease
- ~7.9% Cap Rate at new price
- Lease through June 9, 2026
- One (1) three-year renewal option with 10% rent increase
- Federally Designated Opportunity Zone
- Turnkey, hands-off investment

Financial Snapshot

- Base Rent: \$1,500 per month
- Annual Rent: \$18,000
- Operating Expenses: Paid by tenant (taxes, insurance, maintenance)
- Net Operating Income (NOI): \$18,000 annually
- Cap Rate at \$229,000: ~7.9%

Property Details

- 1,413 SF building on 0.12 acres
- Built in 1964
- 2020 remodel
- New roof (2020)
- New hot water heater (2023)

Contact Information

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