



3480 Barrancas Ave

3480 Barrancas Ave, Pensacola, FL 32507



Dale McCarthy

Gulf Breeze Realty, Inc
1000 Scenic Highway, Pensacola, FL 32503
dale@gulfbreezerealty.com
(850) 982-4440



3480 Barrancas Ave

\$329,000

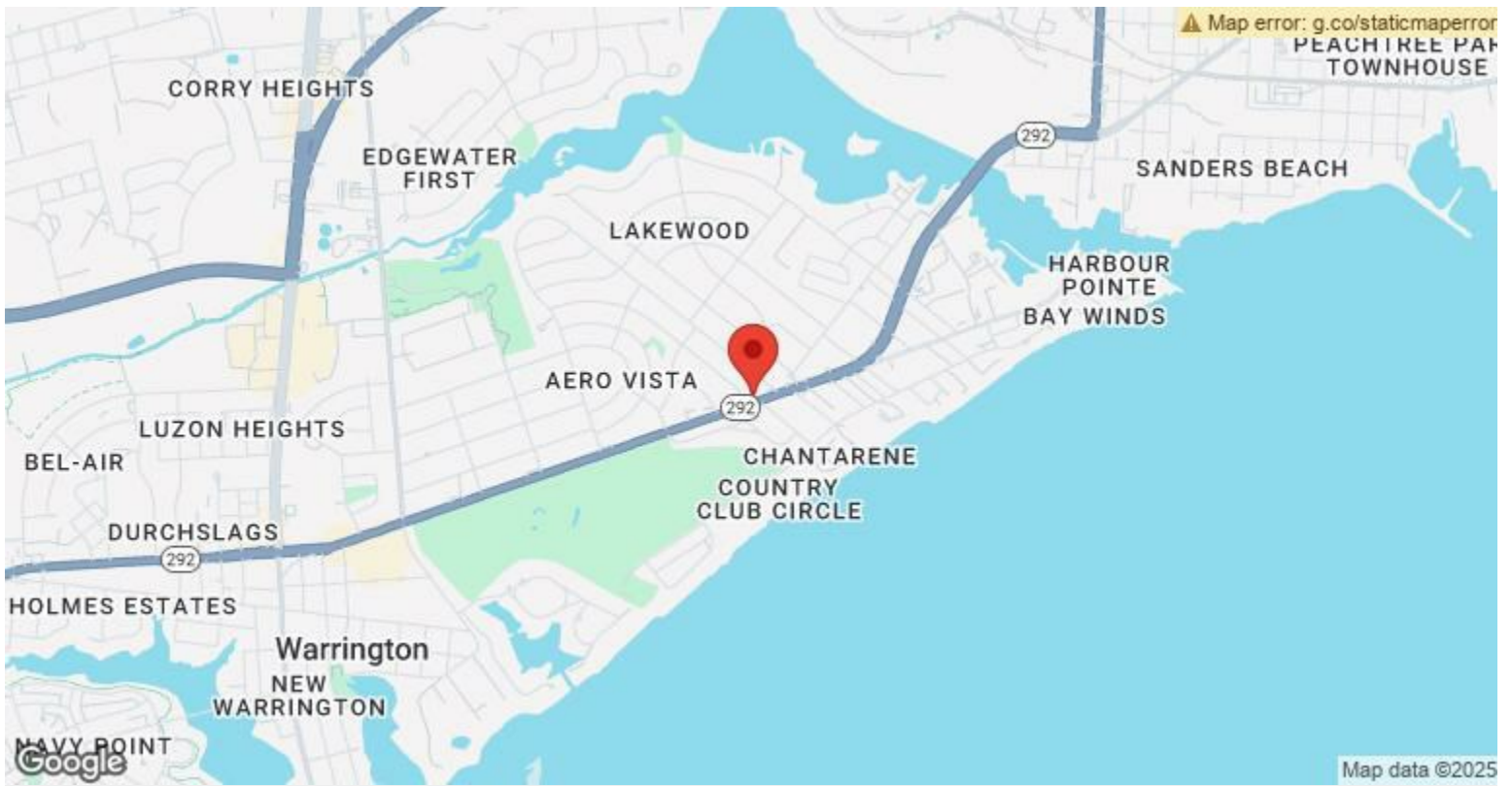
Great location for Retail, Nail Salon, Hair Salon Real Estate office, Mortgage Company, Law Firm, Doctors office, Child Care, Marine Parts Store, Tattoo Shop, Bar, Airbnb, health clubs, pet groomers, drycleaners and much more. This location is also approved for a Pharmacy or a Medical Marijuana Dispensing location and has plenty of room to add a drive thru window for ease of access.

This...

- This property can be converted to Residential, remain Commercial or a combination of Residential and Commercial due to the current Commercial zoning.
- 2 Lots, existing building and Buildable lot, separate addresses and sewer hook ups.
- Corner Lot
- Traffic Count 26,500 Cars Per Day
- Commercial or Residential - Zoned Commercial with MU-U / Multi use
- LED Color Programmable Monument Sign and Reader Board with High Visibility



Price:	\$329,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.40 AC
Gross Building Area:	1,631 SF
No. Stories:	1
Year Built:	1948
Tenancy:	Single
Parking Ratio:	4.29/1,000 SF
Clear Ceiling Height:	8 FT
Zoning Description:	C-1
APN / Parcel ID:	50-2S-30-5012-004-028
Walk Score @:	40 (Car-Dependent)



3480 Barrancas Ave, Pensacola, FL 32507

Property Photos



Buildable Lot Pic 1



Buildable Lot Picture 2

Property Photos



Buildable Lot, Picture 3



Full Bath with Shower

Property Photos



Office or Retail Space



Retail, Office and Conference Room Area

Property Photos



Retail or Reception Area