



## For Sale: Historic Multi-Family Investment Property in Old East Hill

One of Downtown Pensacola's most iconic historic residences is now available for purchase. Originally built in 1885 and once home to Mrs. King, namesake of the East and West King Tracts, this beautifully preserved Folk Victorian-style building is nestled in the heart of the Old East Hill Neighborhood, just a short walk to the vibrant downtown core, waterfront parks, cultural venues, and award-winning restaurants.

Gross Operating Income (GOI): \$93,577.44

Net Operating Income (NOI): \$66,518.60

Actual 2024 CAP Rate: 8.93%

**For Sale  
\$745,000**

For more information

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522 N. 7<sup>th</sup> Ave.  
Pensacola, FL 32501

## Key Highlights

Currently operating as a fully furnished, income-producing fourplex, the property features distinctive architectural elements throughout:

## Investment Highlights

- Income-Producing: Currently generating \$93,577 annually through a mix of short, mid-term, and long rentals.
- Renovated & Maintained: Updated plumbing and four newer HVAC units in place.
- Turn-Key Offering: Sale includes all furnishings
- Owner Incentive: Seller will replace the roof with an acceptable offer.
- Walkability & Lifestyle: Just minutes from festivals, the arts, waterfront, and Pensacola's business core.



## Building Information

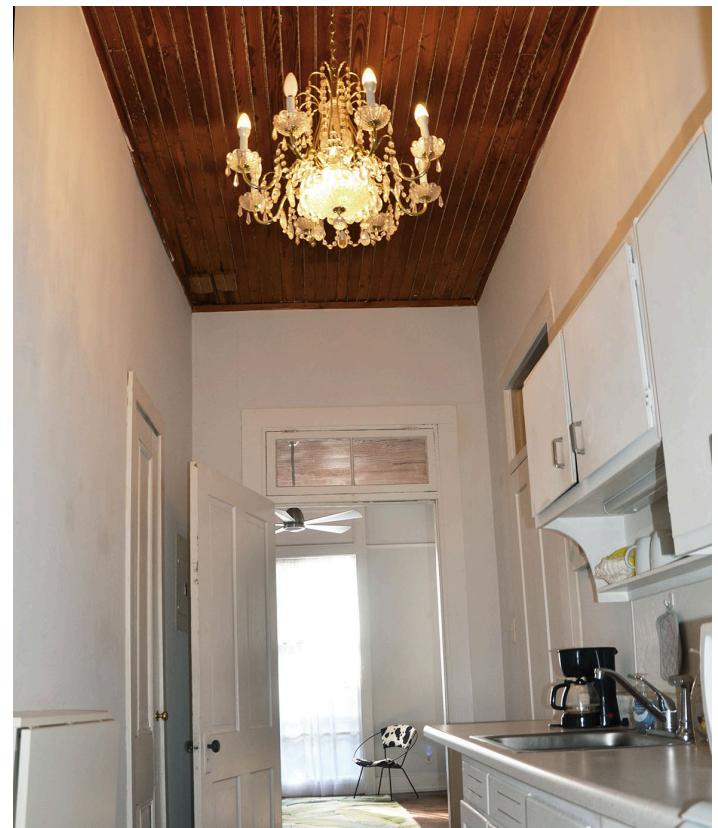
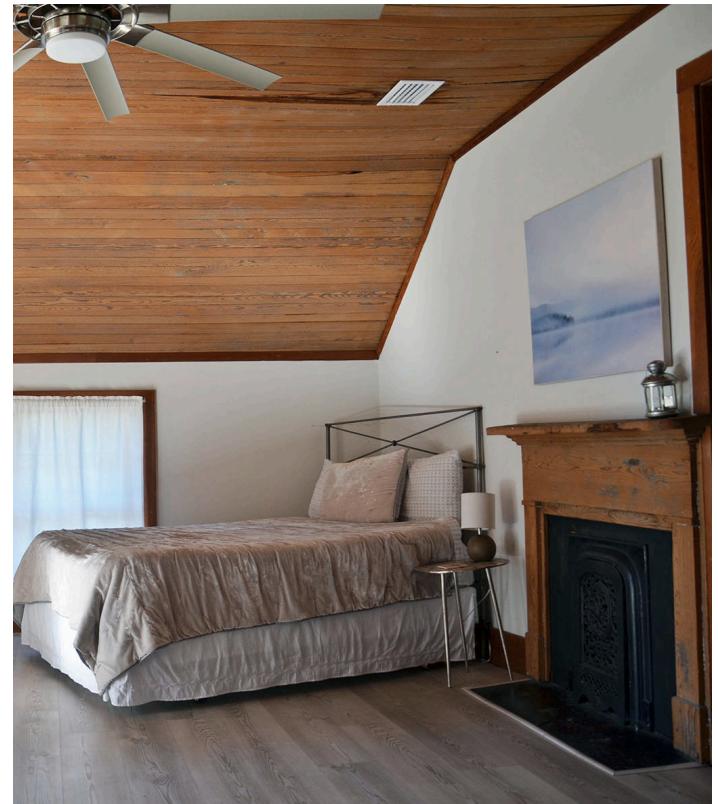
- ±3,138 SF
- Circa 1885
- Divided into 4 Income producing apartments
- Private decks and porches for each unit
- In-unit washers and dryers
- Turn-key furnished interiors

## Architectural Features

- Original hardwood flooring
- Tongue-and-groove ceilings
- Exposed brick walls & mantled fireplaces
- Custom millwork and trim
- 11 FT Ceilings

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## Prime Corner Location in Old East Hill

Positioned prominently at the corner of 7th Avenue and Jackson Street, this property offers unmatched proximity to Downtown Pensacola's business district, premier shopping, local restaurants, entertainment venues, and seasonal events. The location is ideal for tenants or guests seeking walkable urban convenience within the charm of a residential historic setting.

Old East Hill is one of Pensacola's most sought-after neighborhoods, known for its well-maintained historic homes, tree-lined streets, and vibrant community character. This area attracts both long-term residents and discerning short-term tenants who value architectural integrity and downtown connectivity.

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