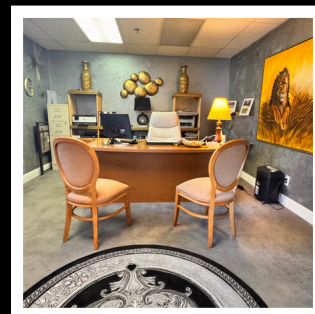




MIXED-USE FLEXIBILITY
10,149 SF+/-
Turn- Key Event Venue

BLENDED PORTFOLIO
\$ 2,550,000

312 North P St. | 2155 W. Belmont St. | 321 N. Pace Blvd. | 375 N. Pace Blvd.



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RETAIL COMPLEX

NAI Pensacola is pleased to present a unique opportunity to acquire a four-property portfolio located in the heart of Pensacola, Florida. Offered together at a blended list price of \$2,550,000, the portfolio includes a mix of fully operational, income-producing assets (10,149 SF) and high-potential, adaptable properties (1.22 AC) ideal for investors, owner-users, or creative redevelopment strategies.

The collection is composed of:

375 N. Pace Blvd – A fully outfitted 7,408 SF event center with 766 SF of exterior deck space, beautiful courtyard and grounds, a fully equipped commercial kitchen, fire suppression, and all FF&E. This impeccably maintained venue is fire marshal-rated for 350 guests and ready for immediate operation.

321 N. Pace Blvd – A former 3BR/2BA home converted into lovely guest lodging for the event venue (e.g., bridal parties, VIPs). This property can be repurposed as office, retail, short-term rental, or returned to residential use, providing flexibility based on the new owner's vision.

2155 W. Belmont – A 3BR/2BA structure with a new roof (2020), fiber connectivity (2022), and a 16-space parking layout. Currently used as storage for the event center, it offers immediate potential for office or restaurant conversion, and sits on a 0.33-acre C-1 zoned lot.

312 N. P Street – A fully cleared, paved 10-space parking lot on a C-1 zoned parcel. Serves as additional support parking or as a prime infill redevelopment site.

NAI Pensacola

FOR MORE INFORMATION

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TURN-KEY EVENT VENUE



375 N. PACE BLVD

PROPERTY SPECIFICATION

- 7,408 SF facility with 766 SF exterior deck
- Rated (by Fire Marshall) 350 Guest Occupancy
- Commercial Kitchen
- Fully equipped bar
- His and her multi-stall restrooms
- Fire Suppression
- All FF&E
- Beautifully landscaped grounds and Courtyard area for pictures

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**PROPERTY INFORMATION****Four Contiguous Parcels – Strategic Mixed-Use Opportunity**

Positioned at the intersection of N Pace Blvd and W Belmont Street, this portfolio offers over 10,149 SF of building space and a total land area of 1.22± acres across four tightly clustered parcels. With flexible zoning, existing infrastructure, and a walkable layout, this rare infill assemblage presents a unique opportunity for venue operators, restaurants or retail users, or mixed use development.

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