

OFFICE PROPERTY FOR SALE

OFFICE/WAREHOUSE WITH LAYDOWN YARD

209 Massachusetts Ave., Pensacola, FL 32505



This information has been secured by Beck Partners CRE, LLC, from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.

Justin Beck, CCIM, CPM, SIOR

Vice President of Florida Region

850.477.7044

C 850.529.7499

jbeck@stirlingprop.com



OFFICE PROPERTY FOR SALE

Office/Warehouse With Laydown Yard

209 Massachusetts Ave., Pensacola, FL 32505



OFFERING SUMMARY

Sale Price:	\$495,000
Price / SF:	\$51.13
Lot Size:	2 Acres
Year Built:	1939
Building Size:	9,681 SF
Zoning:	HC/LI
Market:	FL-Pensacola/Ferry Pass/Brent

PROPERTY OVERVIEW

There are several parcels that make up this listing on the corner of Massachusetts and 'P' St. The front building has 1481 SF of office space which includes 4 separate offices, 1.5 baths, large common area, and separate break room/kitchen area. The office has been updated and is in great condition. The warehouse consists of 8200 +/- sf. Portions of the warehouse are heated and cooled. There are four roll up doors and the warehouse is divided into various segments. The main portion of the warehouse has a 14' ceiling height. There is also a gas and diesel station in the rear corner of the property. The property has ample inside and outside storage, including 2000+ sf of covered storage on the east side of the warehouse. The site is secure and completely fenced. There are two septic tanks, one for each building. The owner is offering 2 +/- acres of property. An additional 1 acre with 2 residential rental houses can also be purchased, if desired.

Year Built: Office - 1939 (originally, updated) / Warehouse: 2000
Property can also be leased, \$4500/month, NNN.

PROPERTY HIGHLIGHTS

- Office/Warehouse combo
- 2 acres of fenced and secure property
- Zoned HC/LI
- Great access to Pace Blvd and Pensacola Blvd



Justin Beck, CCIM, CPM, SIOR
jbeck@stirlingprop.com
850.477.7044



OFFICE PROPERTY FOR SALE

Office/Warehouse With Laydown Yard

209 Massachusetts Ave., Pensacola, FL 32505



Justin Beck, CCIM, CPM, SIOR
jbeck@stirlingprop.com
850.477.7044

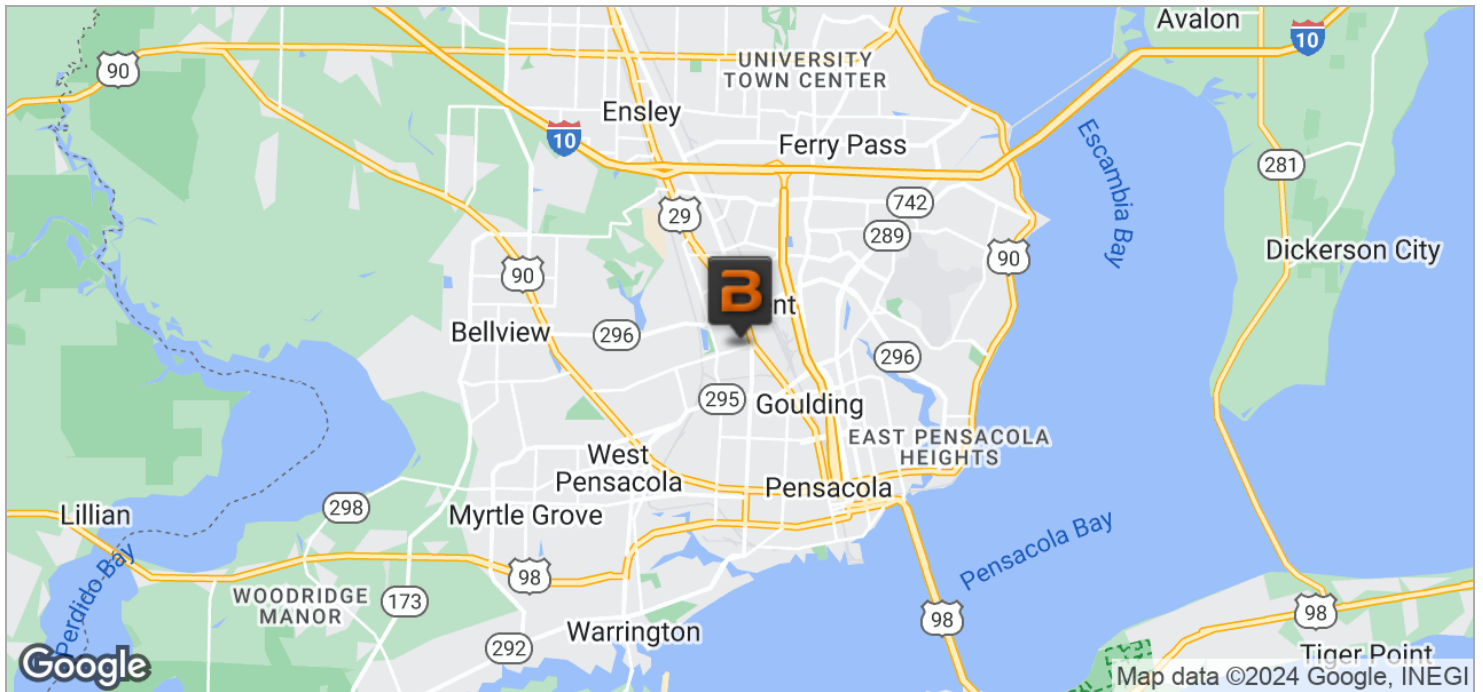
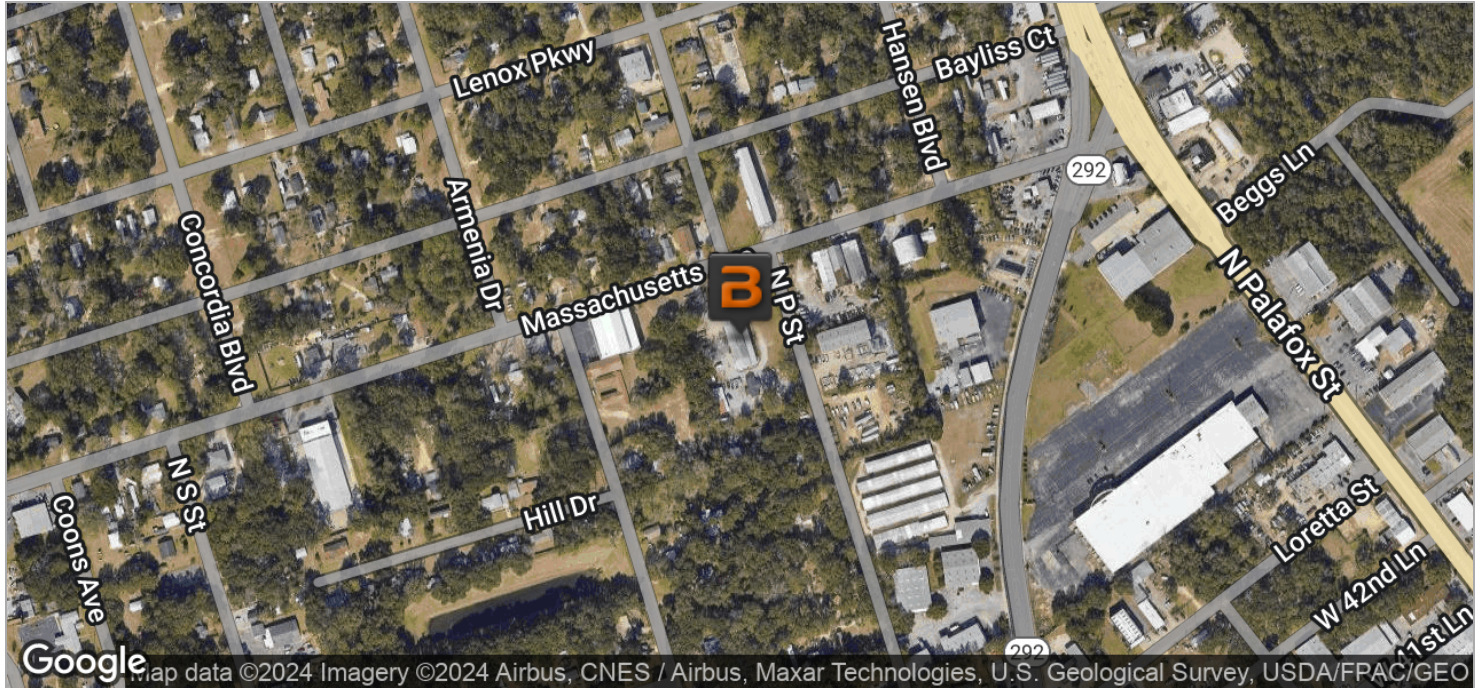
This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.



OFFICE PROPERTY FOR SALE

Office/Warehouse With Laydown Yard

209 Massachusetts Ave., Pensacola, FL 32505



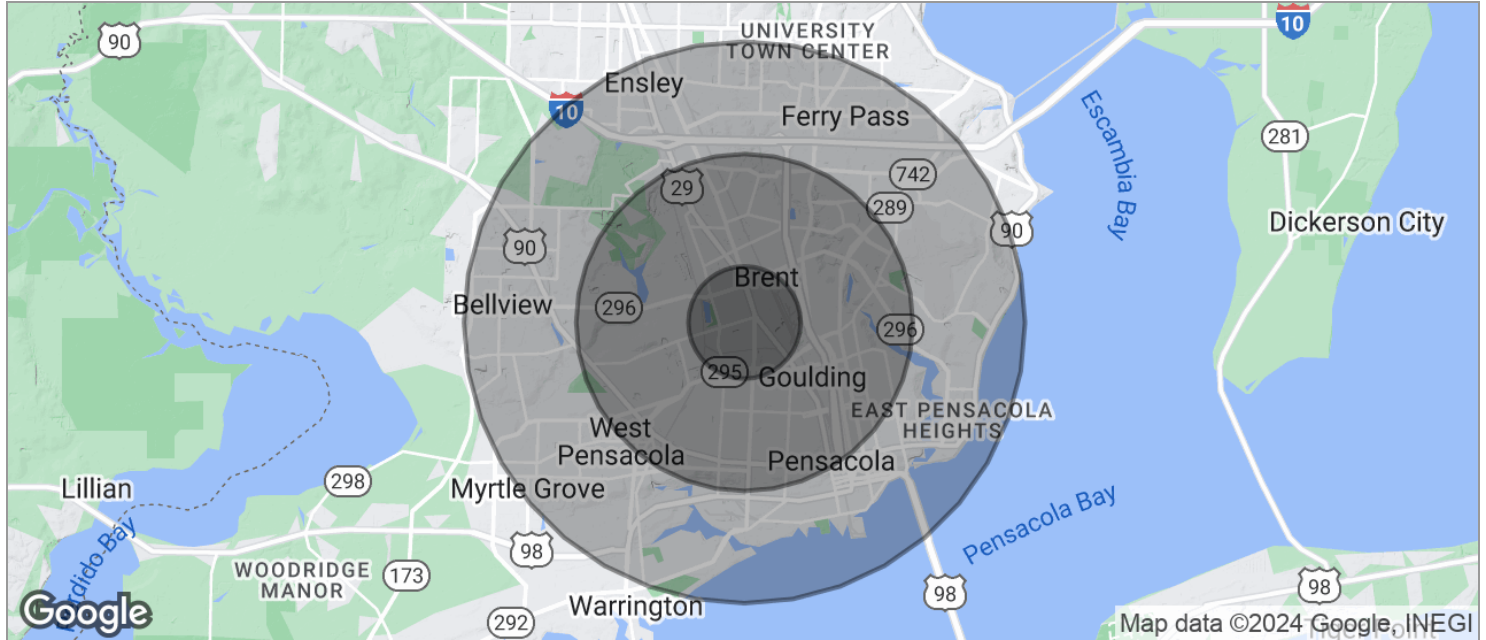
Justin Beck, CCIM, CPM, SIOR
jbeck@stirlingprop.com
850.477.7044



OFFICE PROPERTY FOR SALE

Office/Warehouse With Laydown Yard

209 Massachusetts Ave., Pensacola, FL 32505



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,460	69,140	156,536
MEDIAN AGE	24.3	34.5	37.0
MEDIAN AGE (MALE)	24.9	32.3	35.3
MEDIAN AGE (FEMALE)	24.5	36.7	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,827	24,051	61,226
# OF PERSONS PER HH	4.1	2.9	2.6
AVERAGE HH INCOME	\$32,099	\$43,571	\$49,752
AVERAGE HOUSE VALUE	\$107,267	\$129,963	\$178,956

* Demographic data derived from 2020 ACS - US Census



Justin Beck, CCIM, CPM, SIOR
jbeck@stirlingprop.com
850.477.7044

This information has been secured by Beck Partners CRE, LLC. from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction.