



106 W. Cervantes  
Pensacola, FL 32501  
Historic Stand Alone

## *For Sale or Lease*

NAI Pensacola proudly introduces a remarkable stand-alone historic building at 106 West Cervantes. This two-story architectural gem, spanning 2906 SF, showcases the exquisite "painted lady" era style. Nestled along a prominent travel corridor, its eye-catching bright blue exterior, complemented by butter yellow trim and inviting white upper and lower-level porches, captivates passersby.

Step inside and be awed by the beautifully updated interior, meticulously preserving its historical charm. Impeccable hardwood floors, four original mantled fireplaces, and intricate trim and moldings are among the remarkable architectural features.

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## Property Description

106 W. Cervantes is a historic building that was constructed in 1905 and underwent a meticulous renovation in 2000. With its six spacious rooms, this property offers great flexibility as it can be utilized as bedrooms or offices. Additionally, it features an expansive kitchen area, two restrooms, and a modern fire suppression system throughout. The architectural integrity of the building has been preserved, boasting high ceilings, exquisite woodwork, cased windows, beadboard ceilings in selected areas, mantled fireplaces, and a stunning solid oak stairwell. Furthermore, the property conveniently offers approximately seven parking spaces at the rear. Ideal for office purposes or the concept of "Live where you work," this building encompasses 1,453 square feet on both the upper and lower levels.

### For Sale

\$540,500 /\$186 PSF

### Lease Option

\$5,085.50 per month

Plus, Sales Tax, NNN

### Interior Description-

- ✓ 6 Private Rooms –  
Office or Bedrooms
- ✓ Conference Room
- ✓ Two (2) Restrooms
- ✓ Conference
- ✓ Kitchen
- ✓ Private Parking

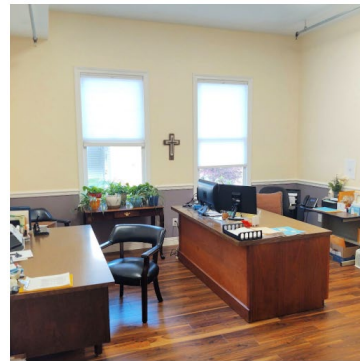
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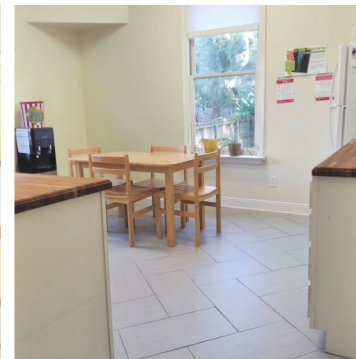
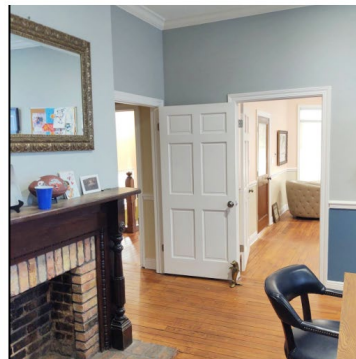
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### Zoning Information

The building is zoned PR-2 (North Hill Preservation-Multifamily).

This zoning lends for many uses, Single Family, Multifamily, Community residential, Bed and Breakfast, Private Clubs/Lodge, Antique Shop, Childcare, Office, florist and many other uses.

### Land Information

- 0.1310 AC +/-
- Frontage – 54.60'
- Dimensions- 54.60' x 105'
- Zoned PR-2
- Parking- 7 Parking spaces in rear yard
- Just off the lighted intersection of Cervantes and Palafox St.
- Primary travel corridor
- 28,000 CPD 2022
- Legal Description: W 54 FT 6 IN OF LTS 21 22 23 & 24 BLK 36 BELMONT TRACT OR 7880 P1488 LESS PR 356 P 637 STATE RD 10A R/W CA 77

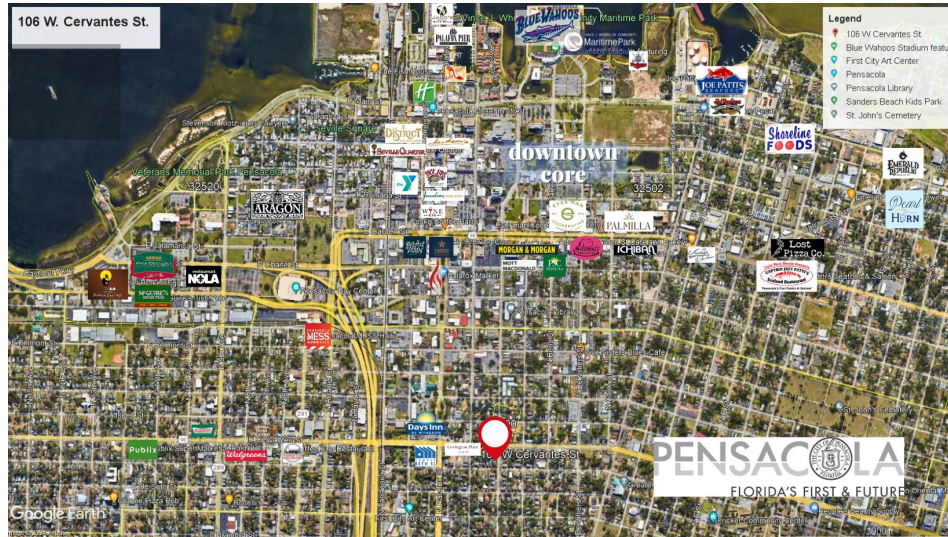
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### Preservation District

The North Hill Preservation District is protected under Section 12-2-10 of the City of Pensacola Municipal Code and is overseen by the City of Pensacola Architectural Review Board.

### Area Information

Located within the North Hill Preservation District, a valued site on the National Registry of Historic Places, this property is nestled in one of Florida's largest residential historic districts. The vibrant and interactive community, comprised of the district and its surroundings, offers a delightful blend of historic residential homes, retail establishments, restaurants, and commercial enterprises. Positioned along the bustling Cervantes Street, which witnesses a considerable flow of over 28,000 vehicles daily, this location grants excellent visibility and accessibility. Just minutes away from the downtown business core and the I-10 on-ramp, reaching key destinations such as Pensacola International Airport, Ascension Sacred Heart, Cordova Mall, educational institutions, and the recently constructed \$636M Baptist Hospital is a breeze.