

# BELLCORE

COMMERCIAL



FREESTANDING OFFICE BUILDING NEAR DOWNTOWN PENSACOLA

824 E LA RUA ST, PENSACOLA, FL 32501





## PROPERTY DESCRIPTION

Discover a unique investment opportunity in the heart of Pensacola, FL. This two-story freestanding office building offers 1,964 SF of flexible space on a 0.126-acre lot. The roof and HVAC system were both replaced in 2021. With a prime corner location at E La Rua St & 9th Ave, the property benefits from strong visibility, easy accessibility, and close proximity to historic downtown Pensacola and the waterfront.

Built in 1900 and classed as Building Class B, this office asset blends character with functionality. It features surface parking, multiple restrooms, and versatile interior layouts suited for professional offices, creative workspaces, or boutique services. Zoned OEHC-1, the property is positioned to support a wide range of commercial uses.



## PROPERTY HIGHLIGHTS

- 1,964 SF Freestanding Building
- Prime Corner Lot – E La Rua St & 9th Ave
- Zoned OEHC-1 – Flexible Commercial Use

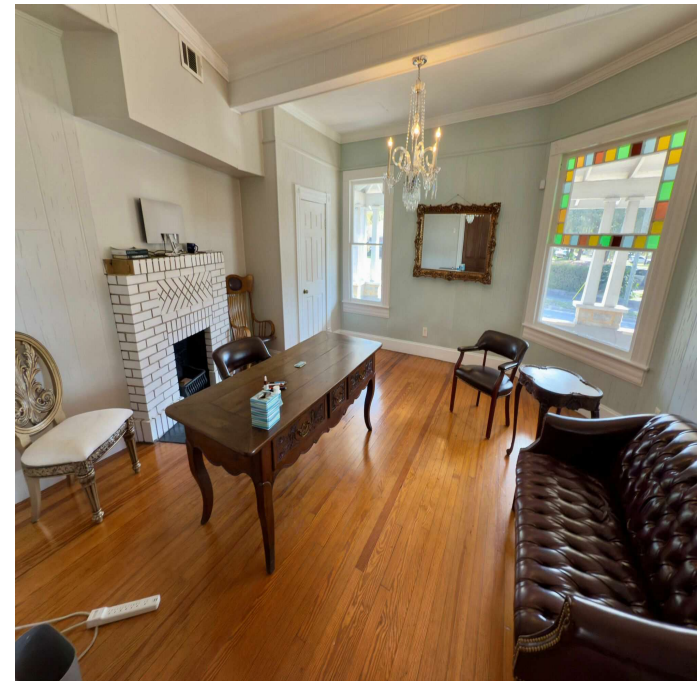
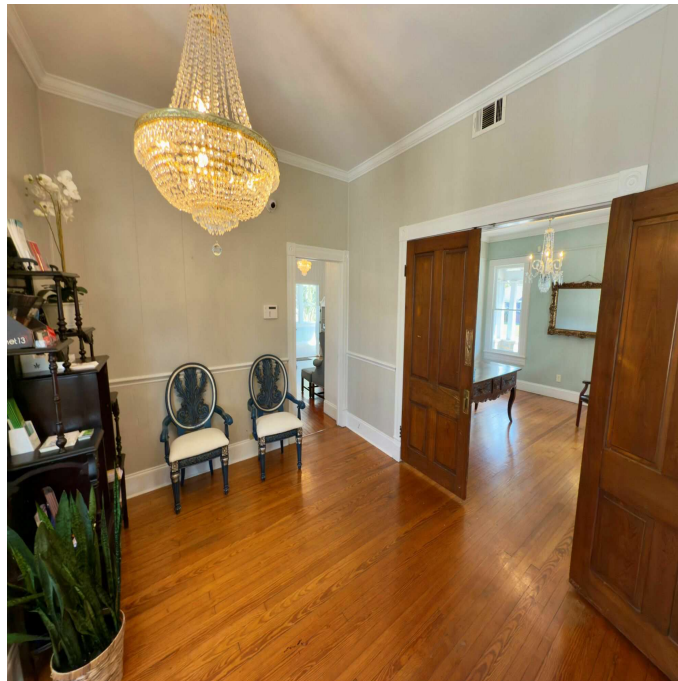
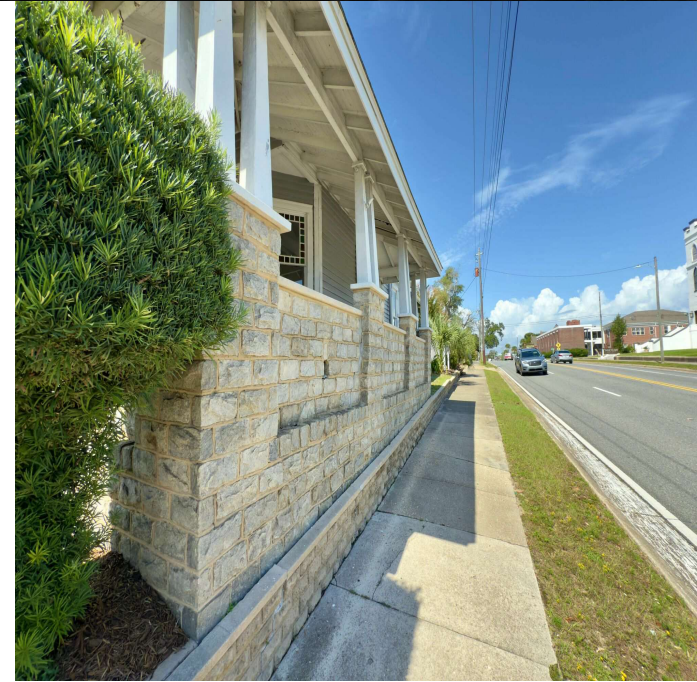
## OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	0.126 Acres
Building Size:	1,964 SF
Zoning	OEHC-1
Property Type	Office
Traffic Count	14,100

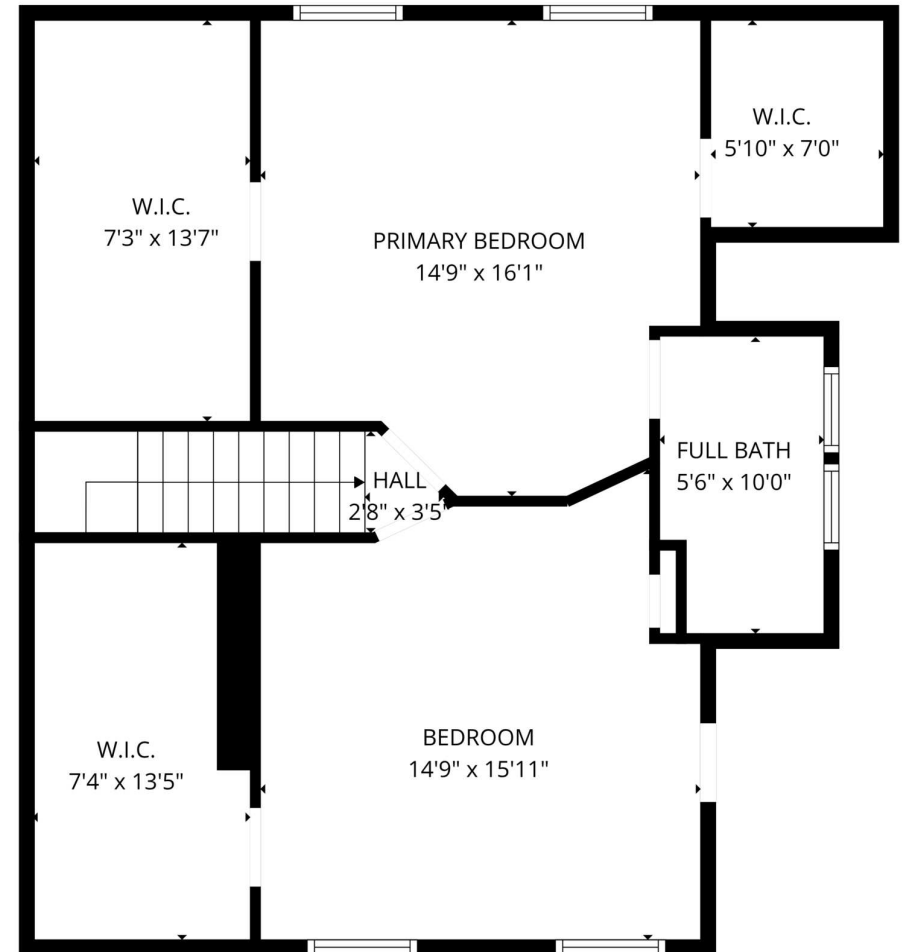
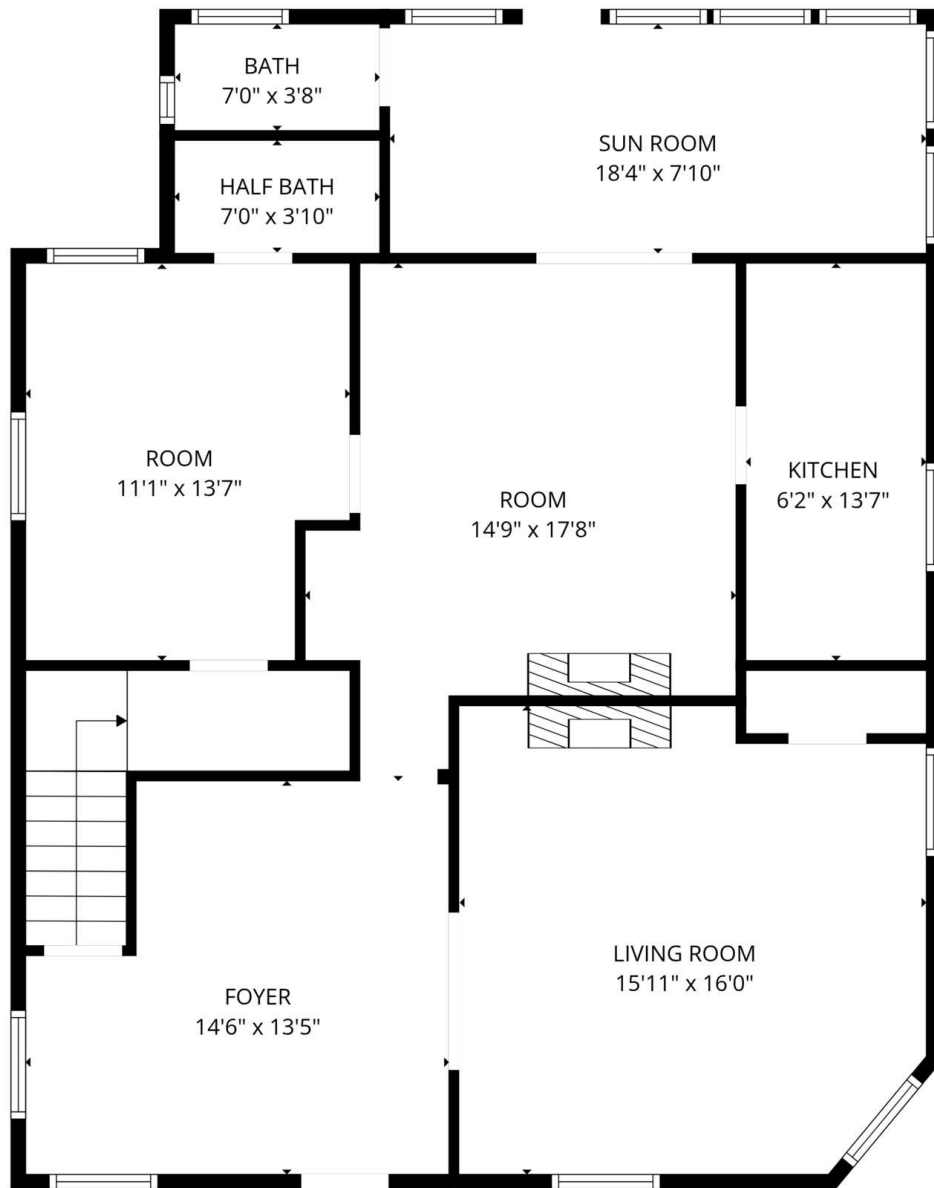












FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	630	1,791	6,941
Average Age	46	45	45
Average Age (Male)	45	44	44
Average Age (Female)	46	46	46

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	314	852	3,296
# of Persons per HH	2	2.1	2.1
Average HH Income	\$79,780	\$84,658	\$95,187
Average House Value	\$544,790	\$513,310	\$500,725

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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**PROFESSIONAL BACKGROUND**

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

**EDUCATION**

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

**MEMBERSHIPS**

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

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