

# BELLCORE

COMMERCIAL



FULLY LEASED INVESTMENT OFFICE/WAREHOUSE BUILDING

698 E HEINBERG ST, PENSACOLA, FL 32502





## PROPERTY DESCRIPTION

Prime Fully Leased Investment Office/Warehouse Building available in Pensacola, FL. Located at 698 E Heinberg Street, one block north of Gregory Street. This property is within walking distance of downtown Pensacola, Interstate 110, shopping and restaurants, and a quick trip over the Bay Bridge to Gulf Breeze. This fully leased space is an excellent investment piece for any business portfolio. The roll-up doors were replaced in 2021, Roof recovered in 2022 with a 10-year warranty, and the space was recently painted.

## PROPERTY HIGHLIGHTS

- Excellent location near downtown Pensacola
- Blocks from the Pensacola Bay waterfront
- Easy access and ample parking

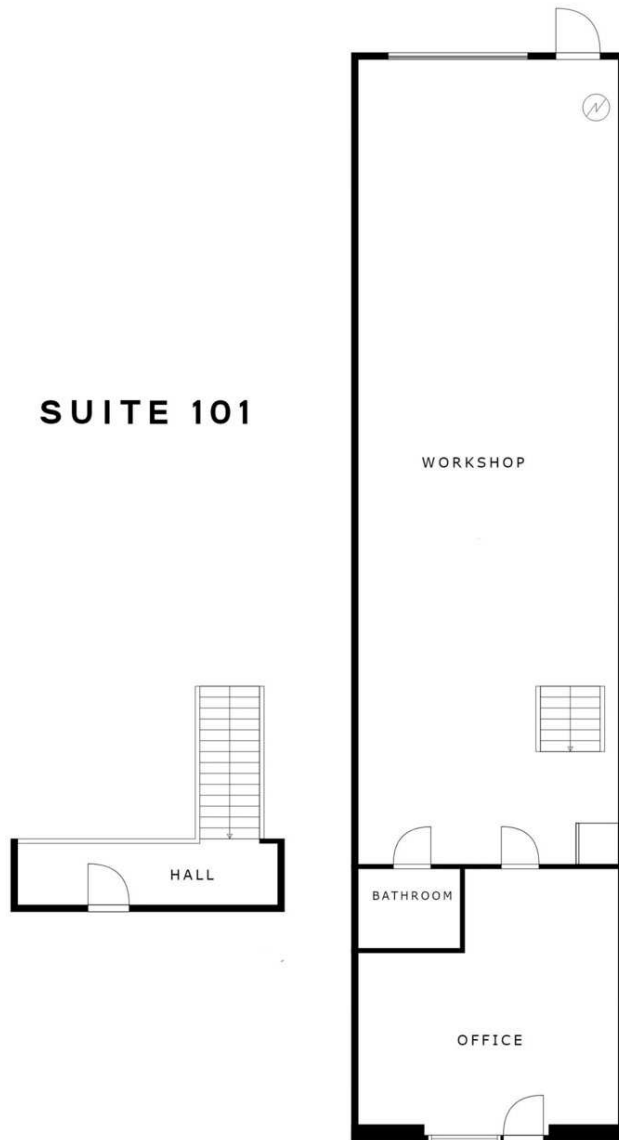
## OFFERING SUMMARY

Sale Price:	\$1,599,000
Number of Units:	8
Lot Size:	13,280 SF
Building Size:	12,800 SF
NOI:	\$105,574.63
Cap Rate:	6.6%
Zoning	C-3
Property Type	Office
Traffic Count	18,500

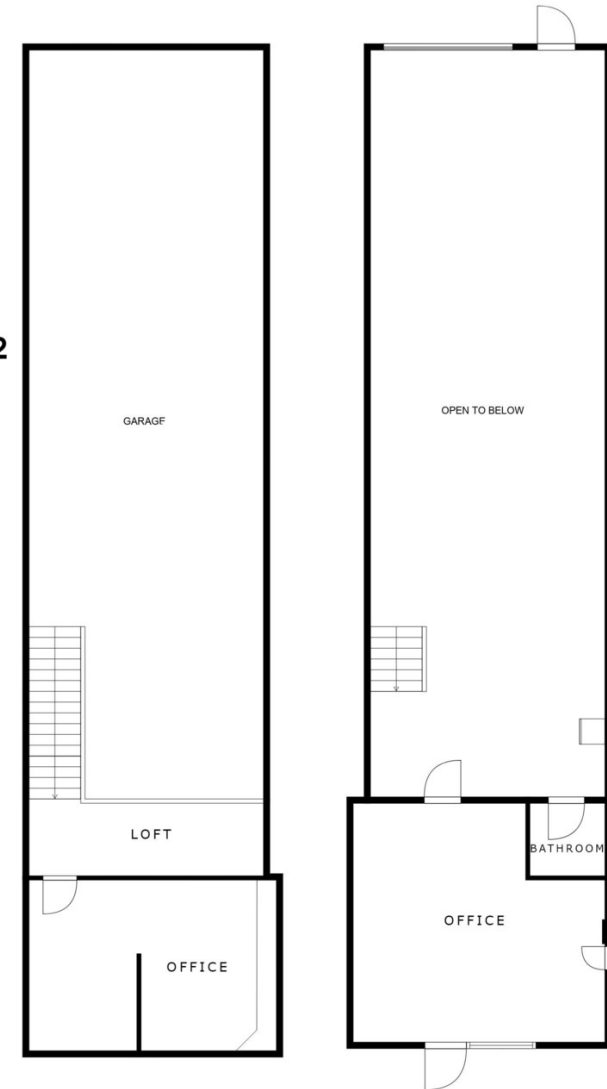




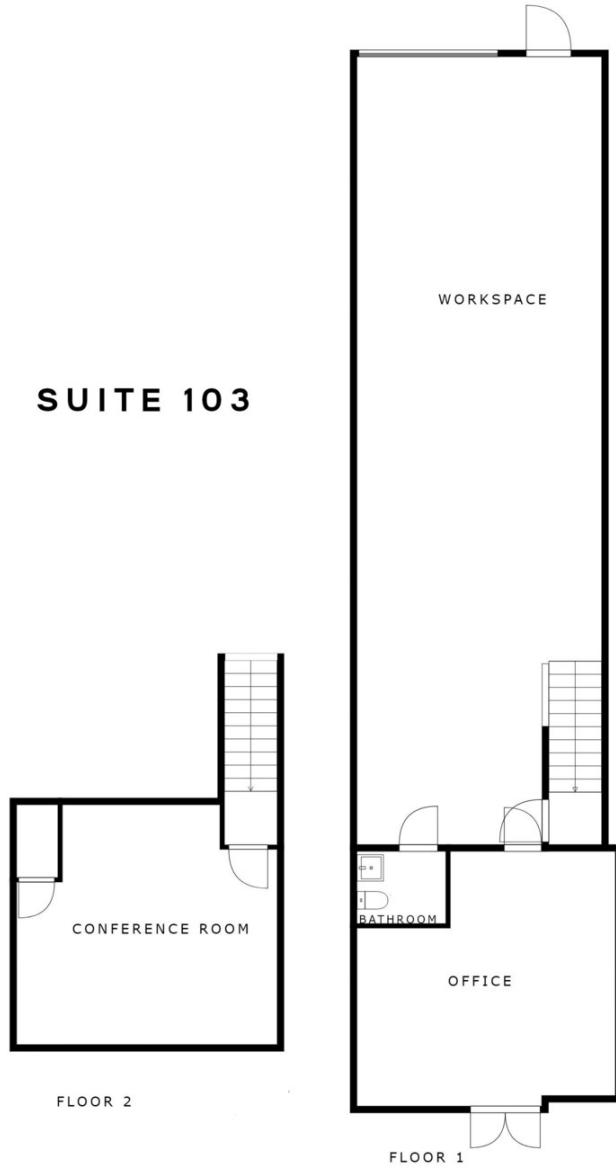
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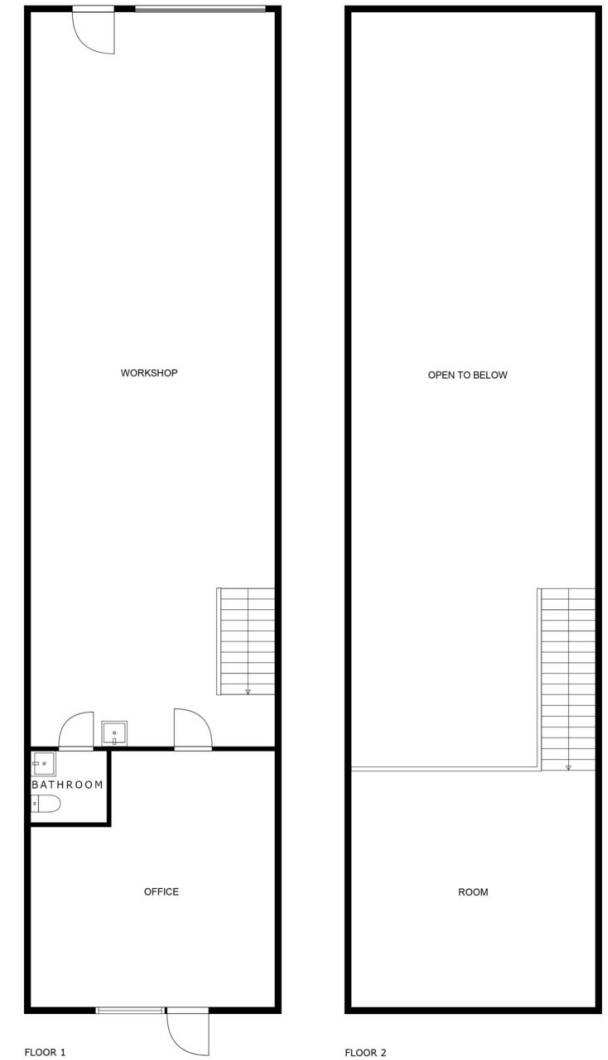
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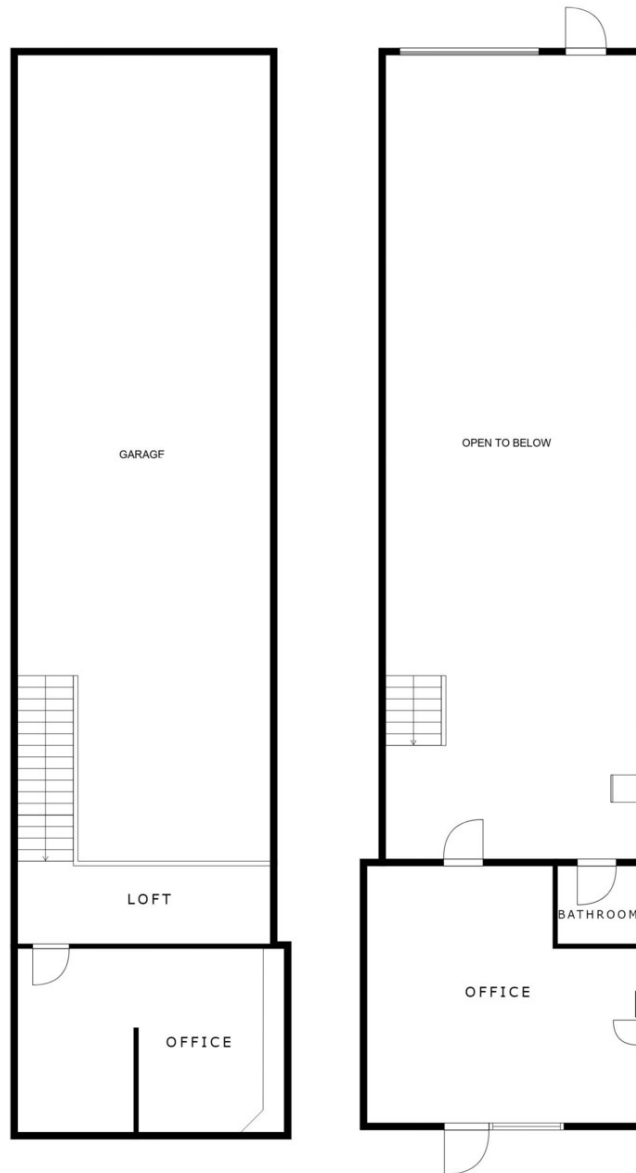
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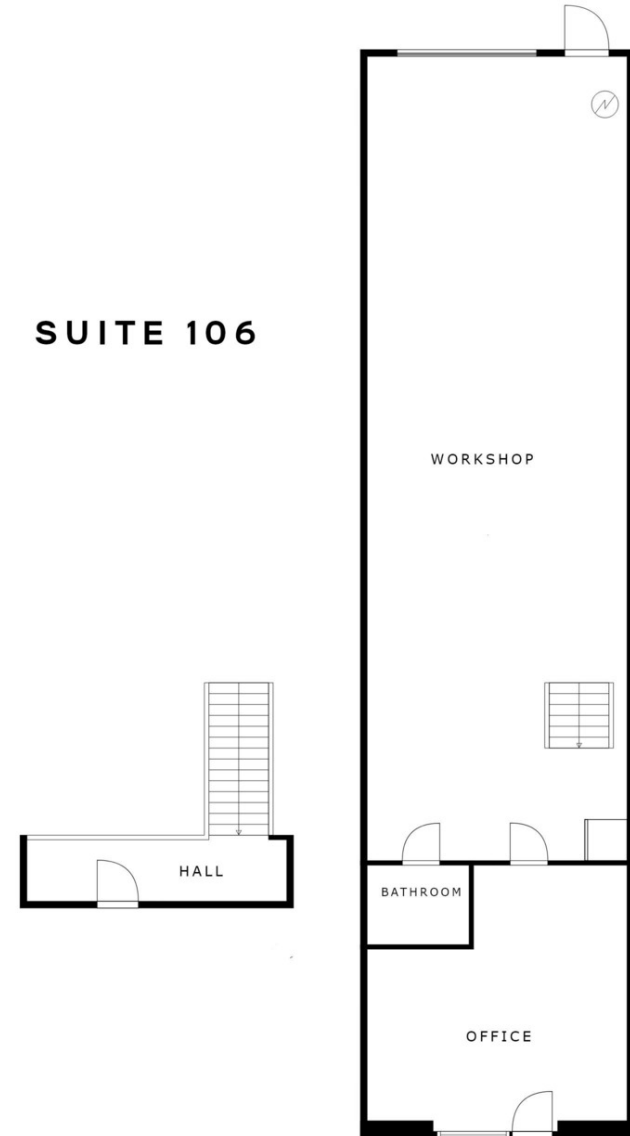
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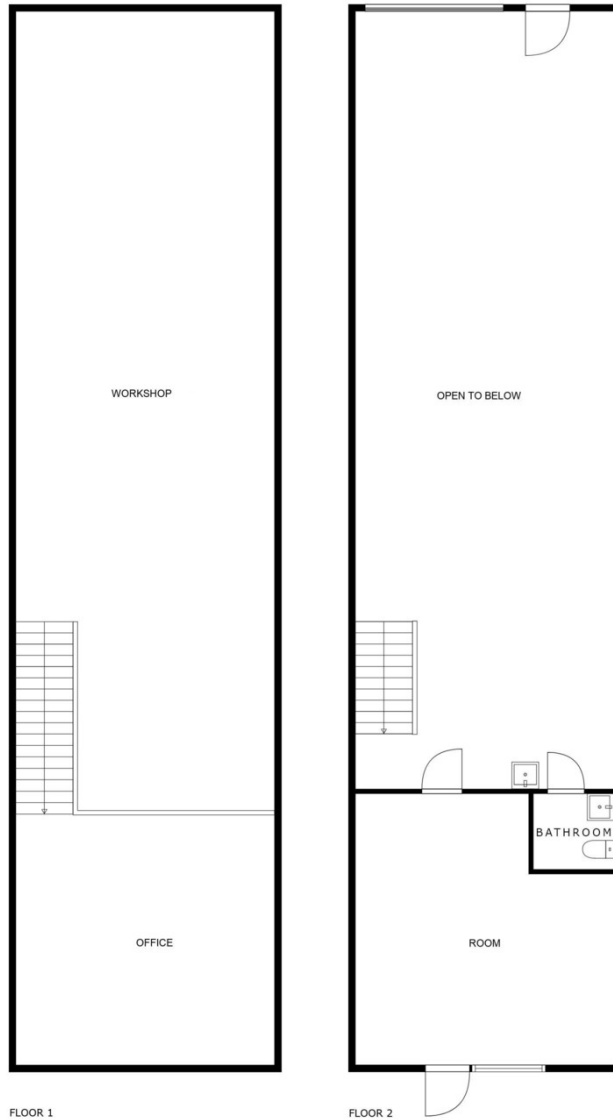


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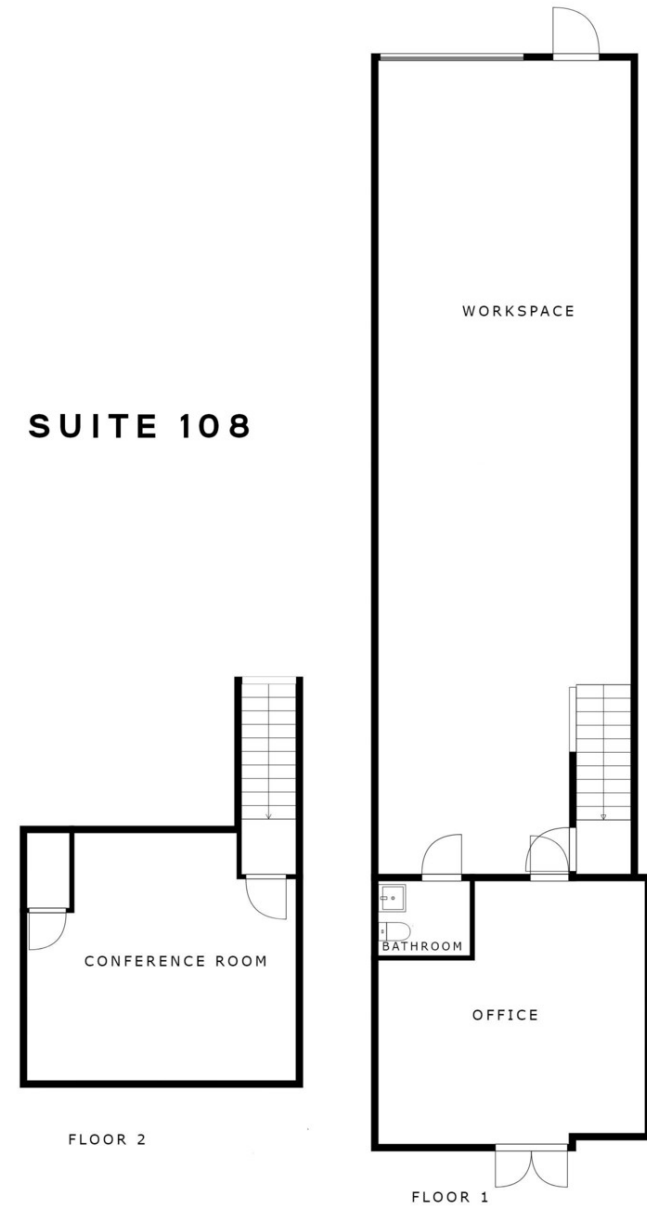


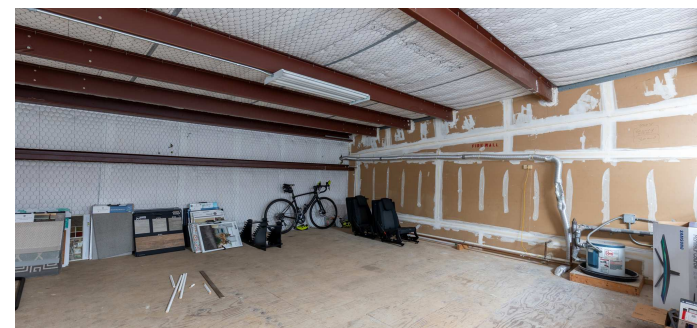
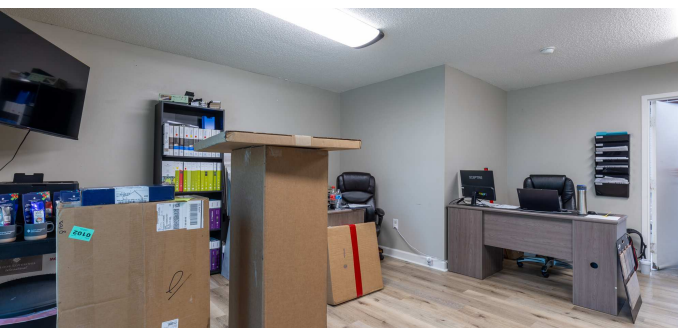
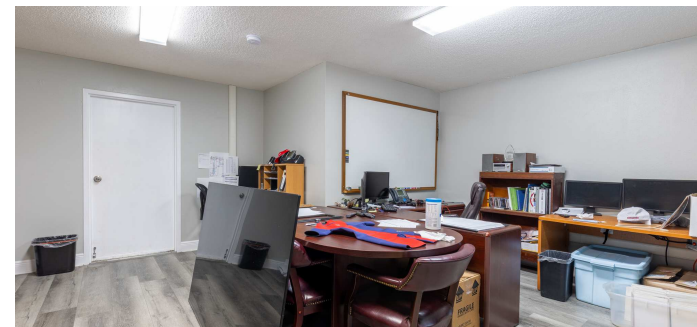
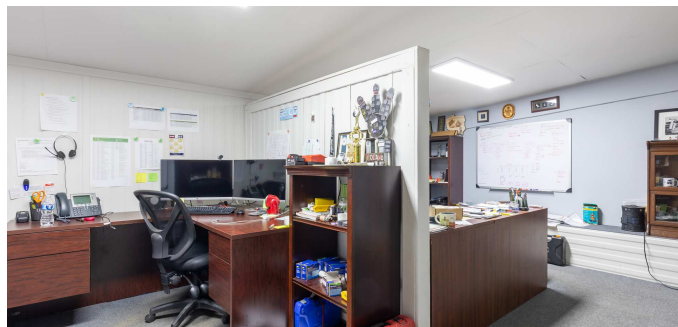
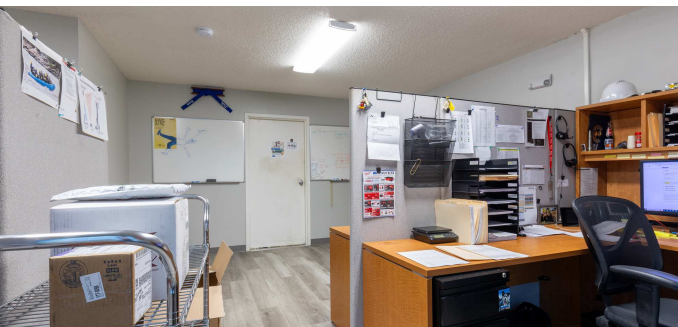
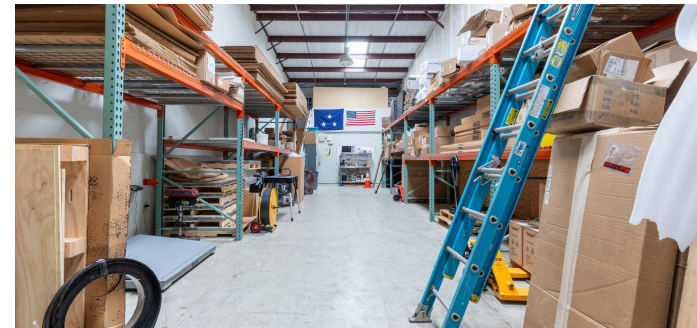
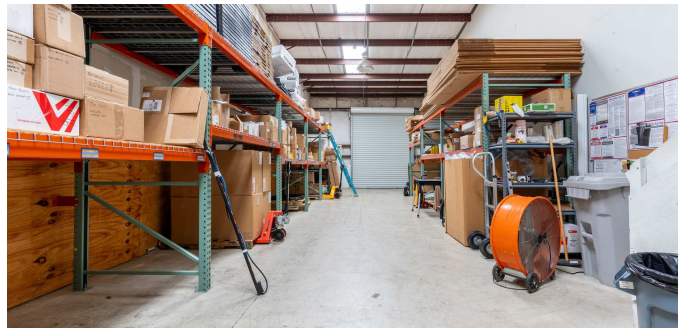
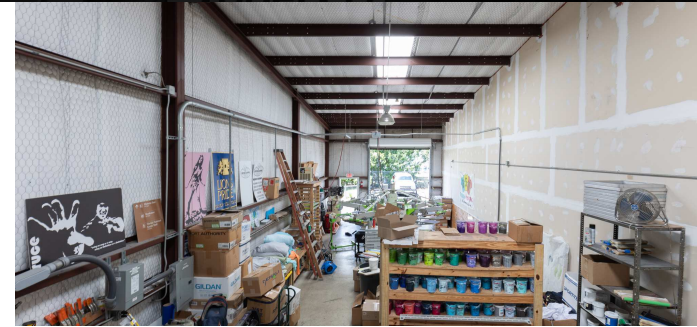
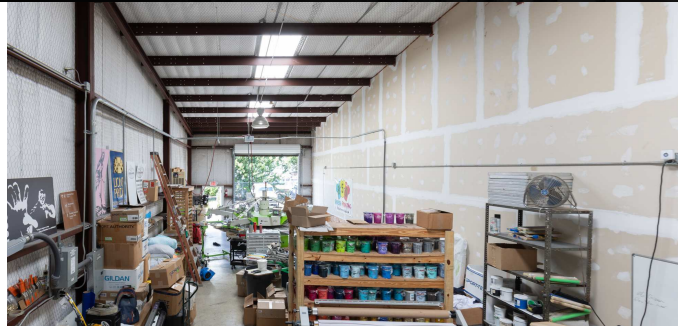


**SUITE 107**



**SUITE 108**









Map data ©2023 Imagery ©2023 TerraMetrics

## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,136	93,060	259,160
Average Age	42.1	39.0	39.0
Average Age (Male)	39.9	37.3	37.1
Average Age (Female)	43.4	41.1	40.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,125	42,582	116,661
# of Persons per HH	1.5	2.2	2.2
Average HH Income	\$67,654	\$63,376	\$62,313
Average House Value	\$295,346	\$182,761	\$171,001

\* Demographic data derived from 2020 ACS - US Census

**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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