

MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

| 226 Palafox Place Suite 10E, Pensacola, FL 32502

| 850.764.6800

| BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Offering Summary

Sale Price:	\$995,000
Building Size:	7,696 SF
Lot Size:	0.487 Acres
Number of Units:	8
Price / SF:	\$129.29
Cap Rate:	8.05%
NOI:	\$80,113
Year Built:	1985

Property Overview

Great investment opportunity with this multifamily sale in the cozy neighborhood of Myrtle Grove in Pensacola, FL. Well-maintained, 7,696 Total SF, zoned MDR (Medium Density Residential) and has 8 units (2 – fourplexes). Strong rental income potential, add this property to your investment portfolio!

Property Highlights

- - 7,696 SF building with 8 units
- - Built in 1985
- - Zoned MDR
- - Located in Pensacola, FL
- - 100% occupancy
- - Well-maintained property

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Property Description

Great investment opportunity with this multifamily sale in the cozy neighborhood of Myrtle Grove in Pensacola, Fl. Well-maintained, 7,696 Total SF, zoned MDR (Medium Density Residential) and has 8 units (2 – fourplexes). Strong rental income potential, add this property to your investment portfolio!

Property Highlights

- 7,696 SF building with 8 units
- Built in 1985
- Zoned MDR
- Located in Pensacola, FL
- 100% occupancy

Offering Summary

Sale Price:	\$995,000
Number of Units:	8
Lot Size:	0.487 Acres
Building Size:	7,696 SF
NOI:	\$80,113.00
Cap Rate:	8.05%

Demographics	0.5 Miles	1 Mile	3 Miles
Total Households	202	2,172	24,182

Bay City Realty
850.764.6800
Hello@BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Property Description

Great investment opportunity with this multifamily sale in the cozy neighborhood of Myrtle Grove in Pensacola, FL. Well-maintained, 7,696 Total SF, zoned MDR (Medium Density Residential) and has 8 units (2 – fourplexes). Strong rental income potential, add this property to your investment portfolio!

Location Description

Great investment opportunity in the Myrtle Grove neighborhood of Pensacola, FL. Pearson Road is just off Fairfield Drive which is a very busy thoroughfare through Pensacola. Military bases are close by; 3 miles to Saufley Field, 4.4 miles to Corry Station and 8 Miles to NAS Pensacola. Along with access to restaurants and retail, beautiful Osceola Municipal Golf Course is just 2 miles and the Bayou Marcus Birding Trail just 1.5 miles.

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526

Sale Price	\$995,000
------------	-----------

Location Information

Building Name	Pearson Complex
Street Address	7116 Pearson Rd
City, State, Zip	Pensacola, FL 32526
County	Escambia
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 90 2 Miles, Interstate 110 6 Miles
Nearest Airport	Pensacola International Airport 8.6 Miles

Building Information

Building Size	7,696 SF
NOI	\$80,113.00
Cap Rate	8.05
Building Class	C
Occupancy %	100.0%
Number of Floors	2

Property Information

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	MDR
Lot Size	0.487 Acres
APN #	102S312002002001

Parking & Transportation

Parking Type	Surface
--------------	---------

Utilities & Amenities

Restrooms	16
-----------	----

Bay City Realty
850.764.6800
Hello@BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Property Highlights

- - 7,696 SF building with 8 units
- - Built in 1985
- - Zoned MDR
- - Located in Pensacola, FL
- - 100% occupancy
- - Well-maintained property
- - Strong rental income potential
- - Prime investment opportunity
- - Thriving multifamily market
- - Desirable location for tenants

Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

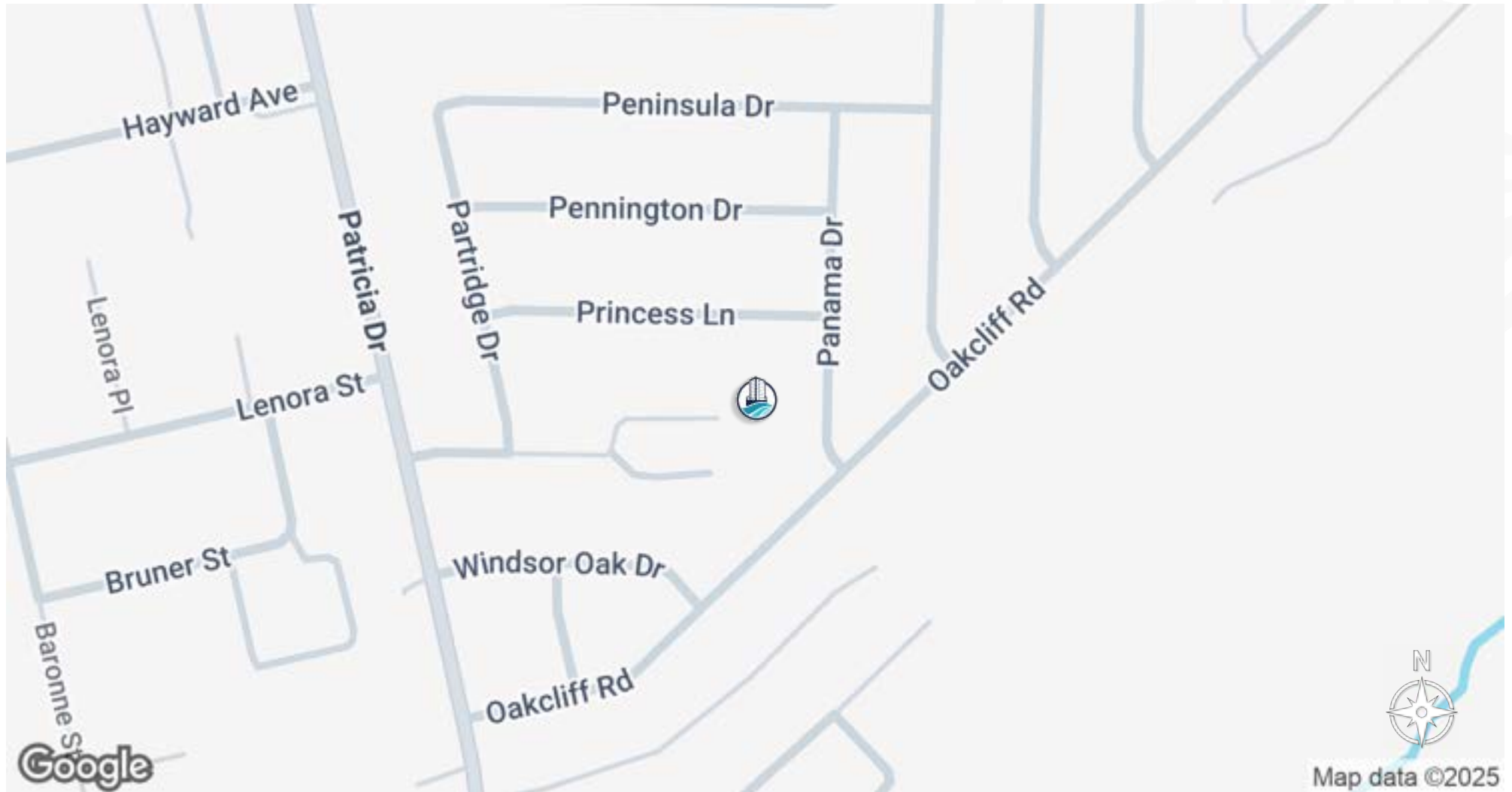
BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526

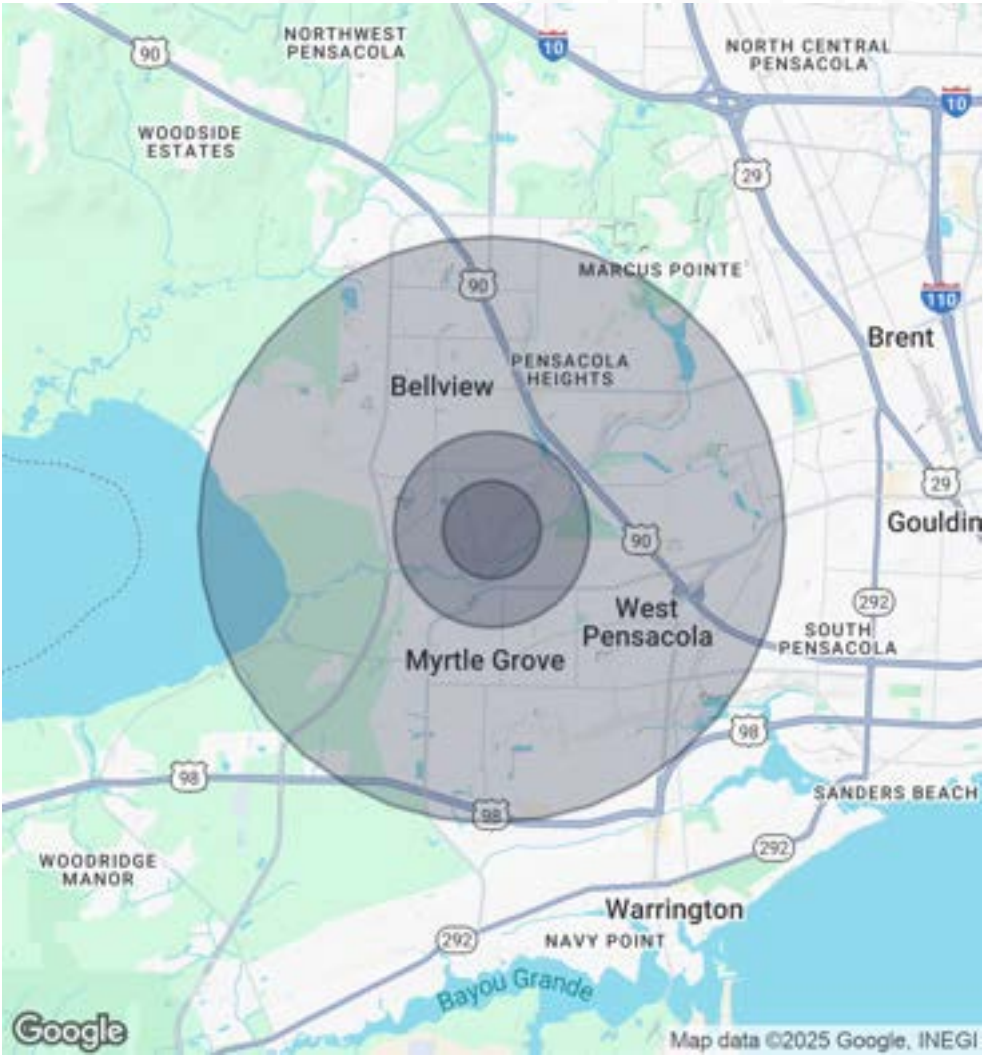
Population	0.5 Miles	1 Mile	3 Miles
Total Population	2,328	8,009	62,383
Average Age	39	40	40
Average Age (Male)	38	39	38
Average Age (Female)	40	41	41

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	898	3,172	24,483
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$65,834	\$72,317	\$67,765
Average House Value	\$164,852	\$190,603	\$197,130

Traffic Counts

/day

Demographics data derived from AlphaMap



Bay City Realty
850.764.6800
Hello@BayCityRealty.com



MULTIFAMILY OFFERING FOR SALE

Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

226 Palafox Place Suite 10E, Pensacola, FL 32502

850.764.6800

BayCityRealty.com

