

MULTIFAMILY OFFERING FOR SALE

# Pearson Complex

7116 Pearson Rd Pensacola, FL 32526



Bay City Realty

850.764.6800

[Hello@BayCityRealty.com](mailto:Hello@BayCityRealty.com)

Bay City Realty LLC

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

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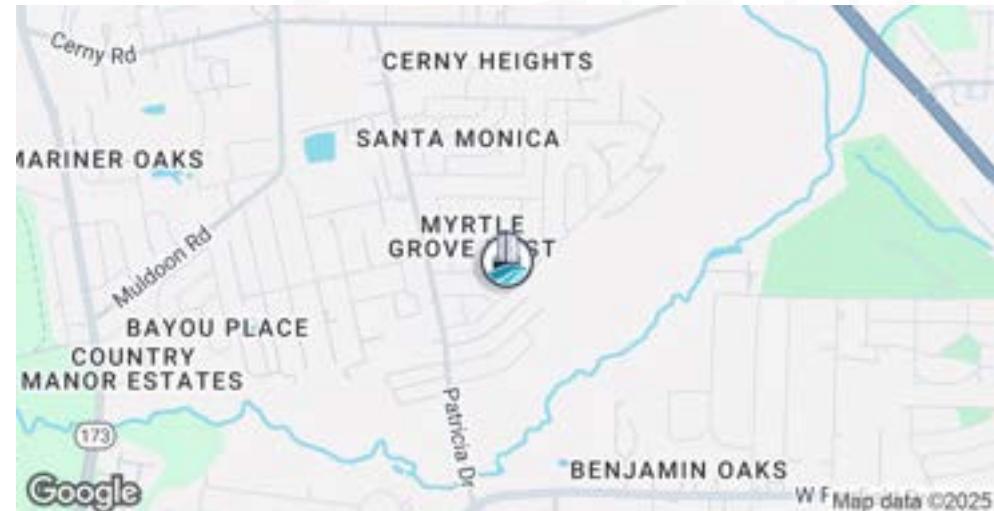
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## MULTIFAMILY OFFERING FOR SALE

# 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

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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	3,172	24,183

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### 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.

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Sale Price	\$995,000
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### 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
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### Utilities & Amenities

Restrooms	16
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- 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

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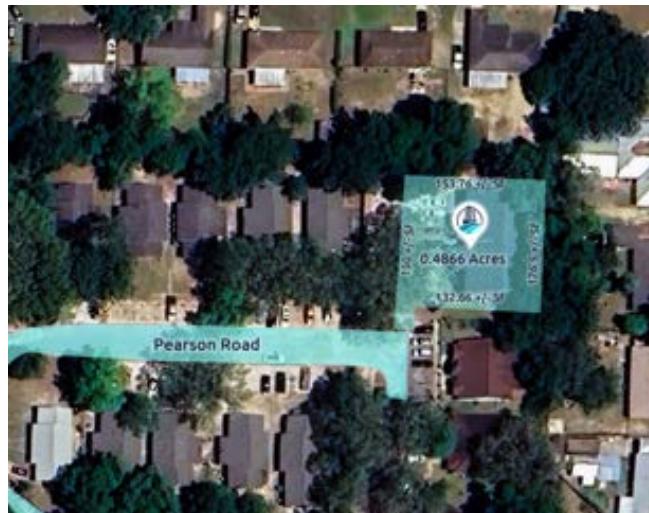
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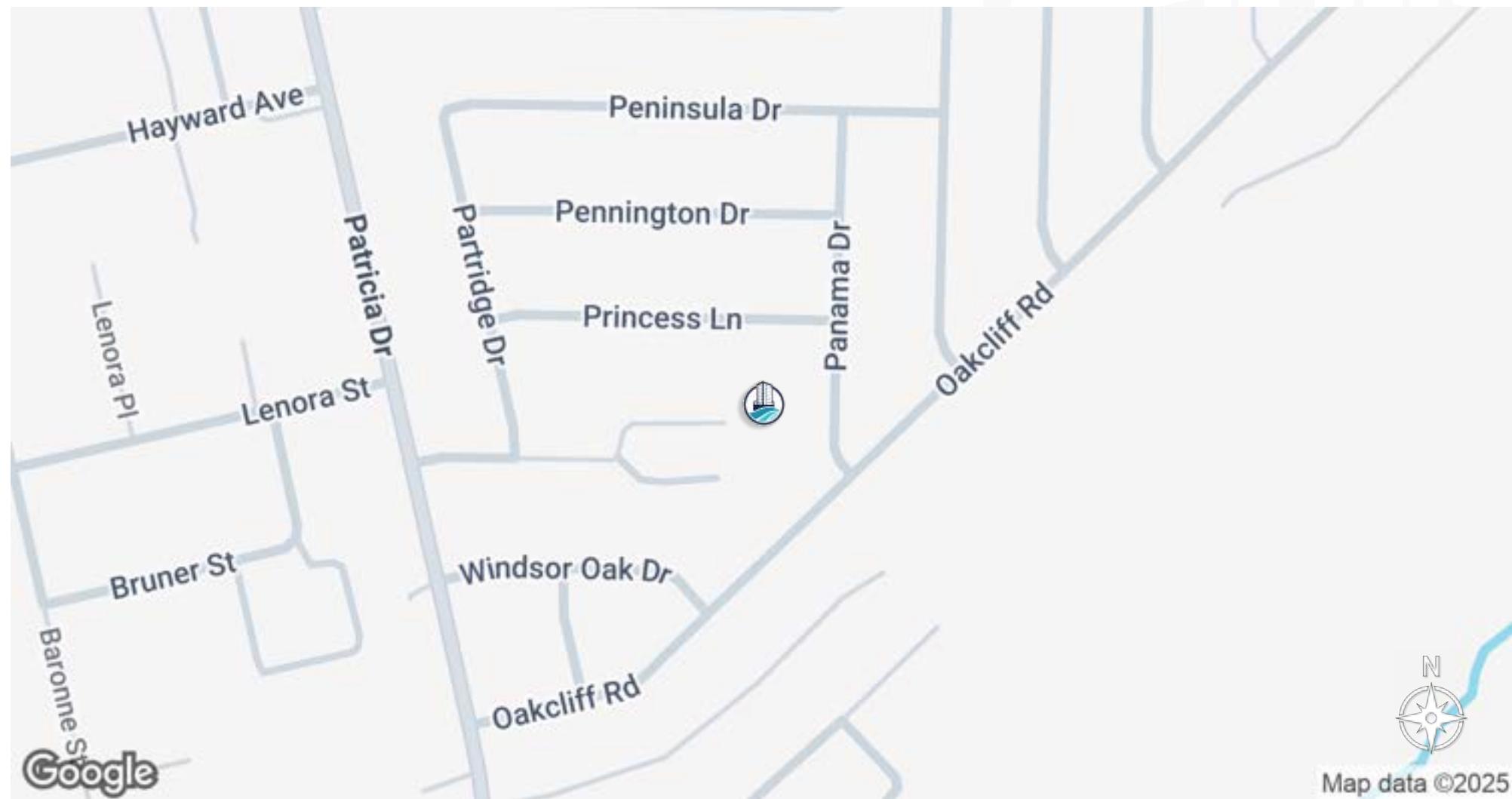
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 Bay City REALTY

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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

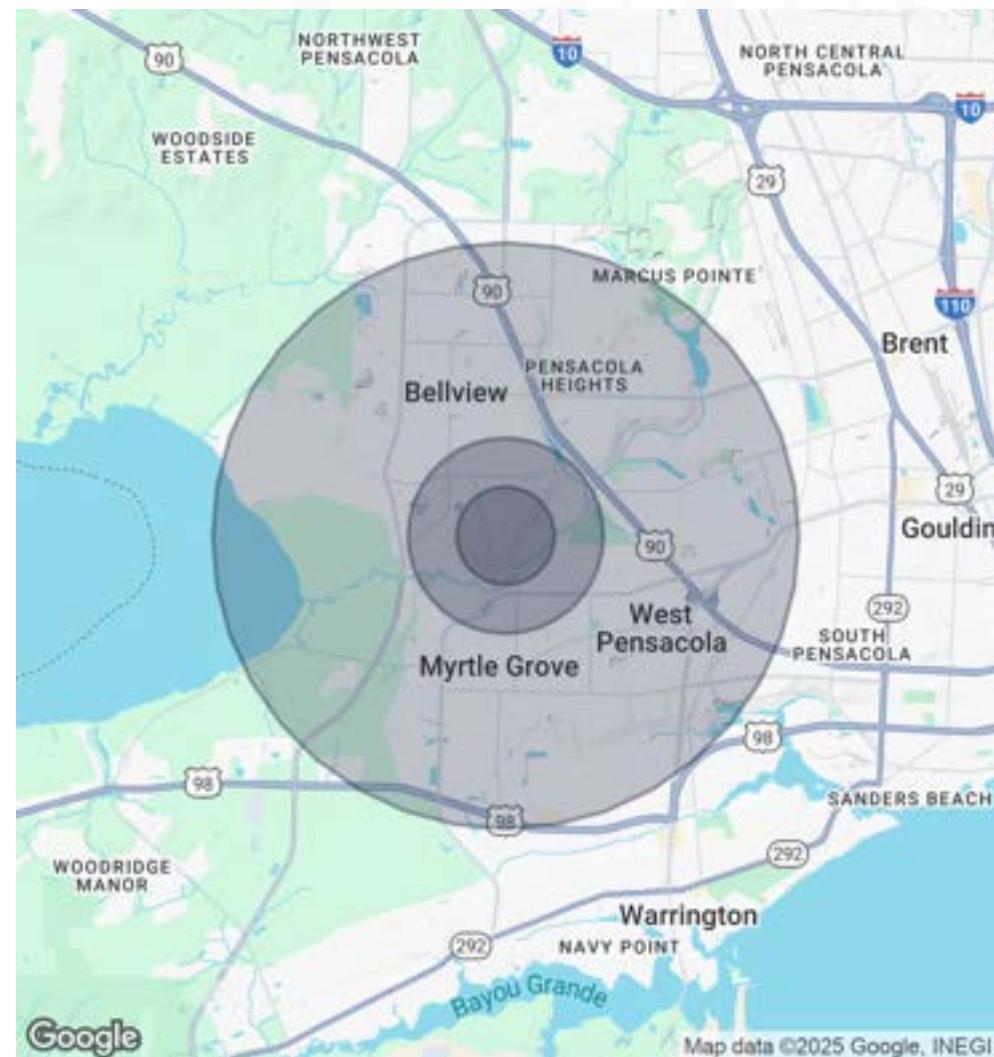
  

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	898	3,172	24,483
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$65,834	\$72,317	\$67,765
Average House Value	\$164,852	\$190,603	\$197,130

### Traffic Counts

/day

Demographics data derived from AlphaMap



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