

# 1.2 Ac-Behind Kohl's-Access on Kohl's Parking Lot

## 9286 Baldrige Drive, Pensacola, FL 32514



Listing ID: 30705576  
 Status: Active  
 Property Type: Vacant Land For Sale  
 Possible Uses: Office, Retail  
 Gross Land Area: 1.20 Acres  
 Sale Price: \$240,000  
 Unit Price: \$200,000 Per Acre  
 Sale Terms: Cash to Seller



### Overview/Comments

Located behind Kohl's but has access to the Kohl's parking lot. Adjacent to Dr. Robert Flurry's office.

Great location for a professional office and zoning also allows retail.

Lot faces Kohl's

All utilities available.

There is a 40' driveway easement (non-exclusive) across ear of lot.

### More Information Online

<http://www.gulfcoastcmls.com/listing/30705576>

### QR Code

Scan this image with your mobile device:



### General Information

|                   |                  |             |                |
|-------------------|------------------|-------------|----------------|
| Taxing Authority: | Escambia County  | Zoning:     | COM            |
| Tax ID/APN:       | 141S304101003005 | Sale Terms: | Cash to Seller |
| Possible Uses:    | Office, Retail   |             |                |

### Area & Location

|                           |                    |                   |  |
|---------------------------|--------------------|-------------------|--|
| Property Located Between: | Off East 9 Mile Rd | Highway Access:   | Just off East 9 Mile Rd (Hwy 90) on Baldrige Dr.   |
| Property Visibility:      | Fair               | Airports:         | Pensacola  |
| Legal Description:        | In File            | Site Description: | A little slope...fronting on Kohl's parking lot and next door to Dr. Robert Flurry's office. |
| Largest Nearby Street:    | East 9 Mile Rd     | Area Description: | Retail and multi-family  |
| Feet of Frontage:         | 145                |                   |  |
| Traffic/Vehicle Count:    | 41,500             |                   |  |

### Land Related

|                     |                                     |                      |                                    |
|---------------------|-------------------------------------|----------------------|------------------------------------|
| Lot Frontage:       | 145                                 | Soil Type:           | Mixed                              |
| Lot Depth:          | 263                                 | Available Utilities: | Electric, Water, Gas, Sewer, Cable |
| Zoning Description: | COM.....allows retail / office uses | Water Service:       | Municipal                          |
| Topography:         | Gently Sloping                      | Sewer Type:          | Municipal                          |
| Easements:          | Utilities                           |                      |                                    |

### Location

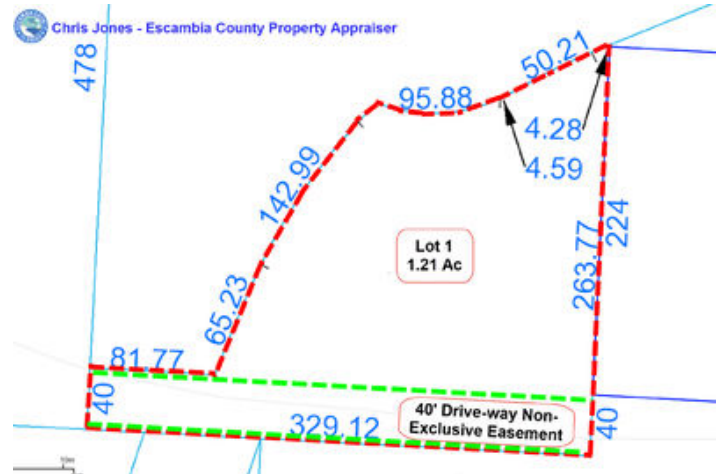
Address: 9286 Baldrige Drive, Pensacola, FL 32514  
 County: Escambia  
 MSA: Pensacola-Ferry Pass-Brent



### Property Images



Aerial-Lots 1 & 2-Marked



Plat-Dimensions

### Property Contacts



**Gary Watson, CCIM**

EXIT Realty NFI-Commercial  
850-232-7576 [M]  
850-232-7576 [O]  
gwatson@ccim.net