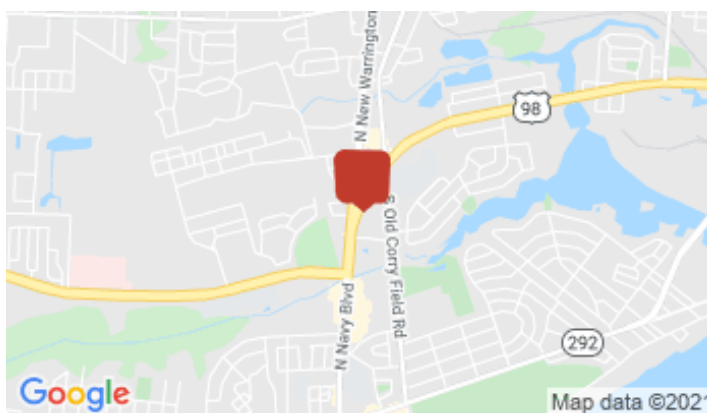


# 1,998 SF Navy Blvd-Retail-Lots of parking

## 920 N Navy Blvd, Pensacola, FL 32507



Listing ID:	30721974
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Convenience Store, Free-Standing Building
Gross Land Area:	0.73 SF
Sale Price:	\$299,000
Unit Price:	\$149.65 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Pensacola-Ferry Pass-Brent
County:	Escambia
Ceiling:	9 ft.
Tax ID/APN:	372S302003000001
Zoning:	HC-LI
Property Use Type:	Vacant/Owner-User
Gross Building Area:	1,998 SF
Building/Unit Size (RSF):	1,998 SF
Property Visibility:	Excellent
Highway Access:	Fronts on Navy Blvd
Tenancy:	Single Tenant
Year Built:	1978
Construction/Siding:	Brick, Steel Frame
Parking Ratio:	22.7 (per 1000 SF)
Parking Type:	Surface



## Overview/Comments

Super exposure-fronts on Navy Blvd with visibility from New Warrington Rd..  
Main entrance to NAS Pensacola 3 miles to the south.  
Main entrance to NAS Corry Station 1 mile west.  
Originally built as a Huddle House (restaurant)-Plumbing still in walls and floor.  
Last used by Enterprise Car Rentals.....ideal for most retail/office users.  
High traffic count....53,000!!!

## Property Contacts



### Gary Watson, CCIM

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