



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
COMMERCIAL REALTY

FOR SALE

218 N SPRING STREET (2-STORY 3,165 +/- SF OFFICE/RESIDENCE FOR SALE OR LEASE)

\$429,000

218 N Spring Street
Pensacola, FL 32502

AVAILABLE SPACE
3,165 SF

FEATURES

- 2-Story
- 3,165 SF
- Live and Work
- Private Parking lot and on-street parking
- H/C Accessibility

AREA

North of Gregory and South of Wright, directly across from the library.



CBCWORLDWIDE.COM

OFFICE

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OFFERING SUMMARY

Sale Price:	\$429,000
Available SF:	
Lot Size:	0.17 Acres
Year Built:	1901
Building Size:	3,165 SF
Zoning:	C-2A
Market:	Pensacola
Submarket:	Downtown/North Hill
Price / SF:	\$135.55

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PROPERTY OVERVIEW

2-story historic office/residence for sale or lease 3,165 +/- SF with nice porch and handicap access from private parking lot-5-10 un-striped spaces, plus plentiful on-street parking. Located North of Gregory and South of Wright, directly across from the library. Zoned C-2A - all utilities and nice curb appeal, and move-n ready.

PROPERTY HIGHLIGHTS



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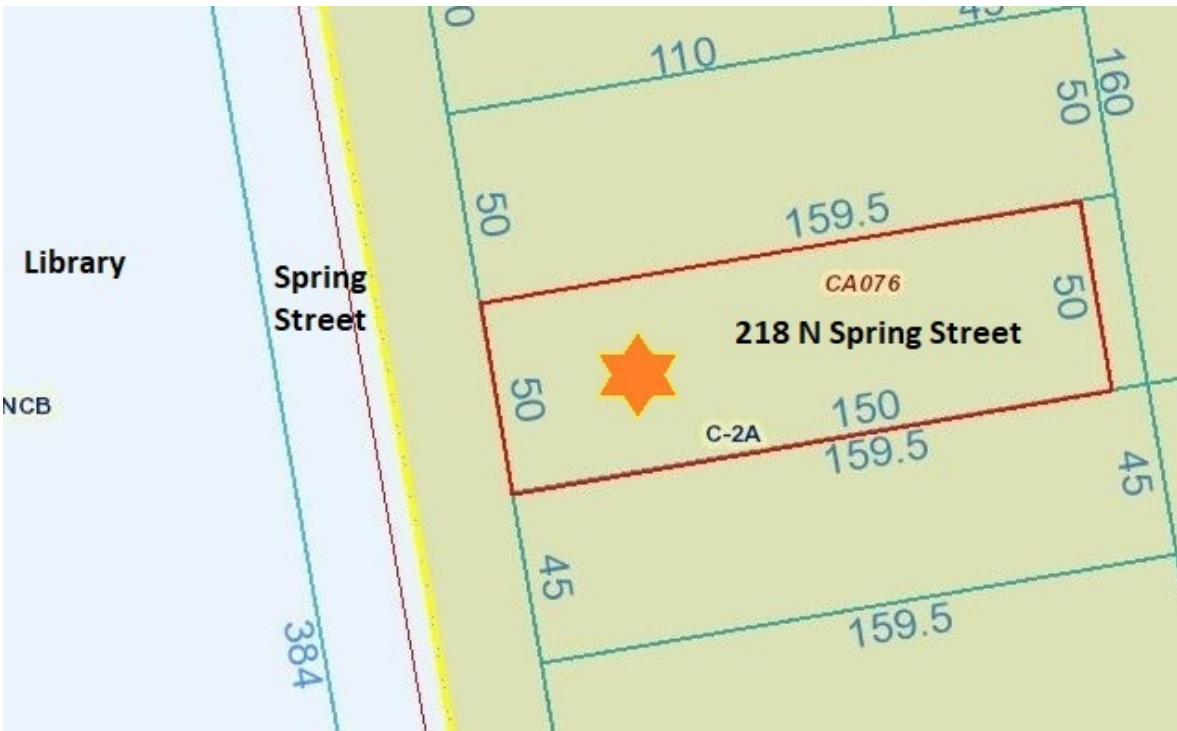
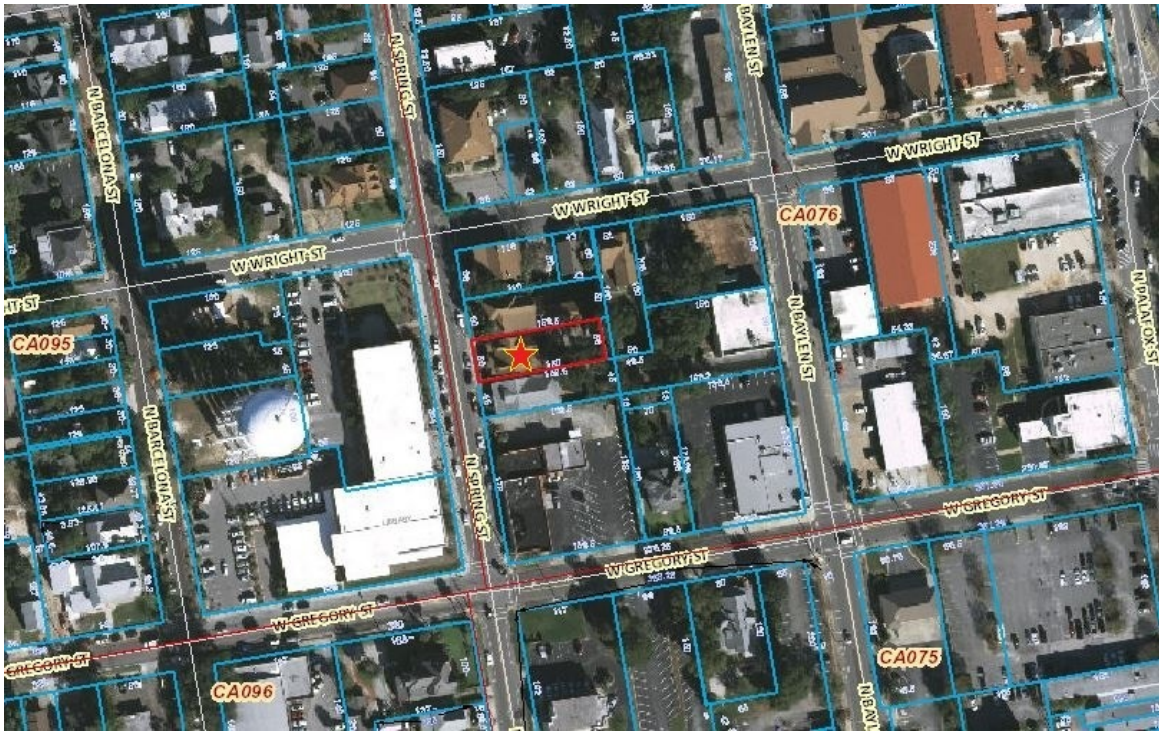
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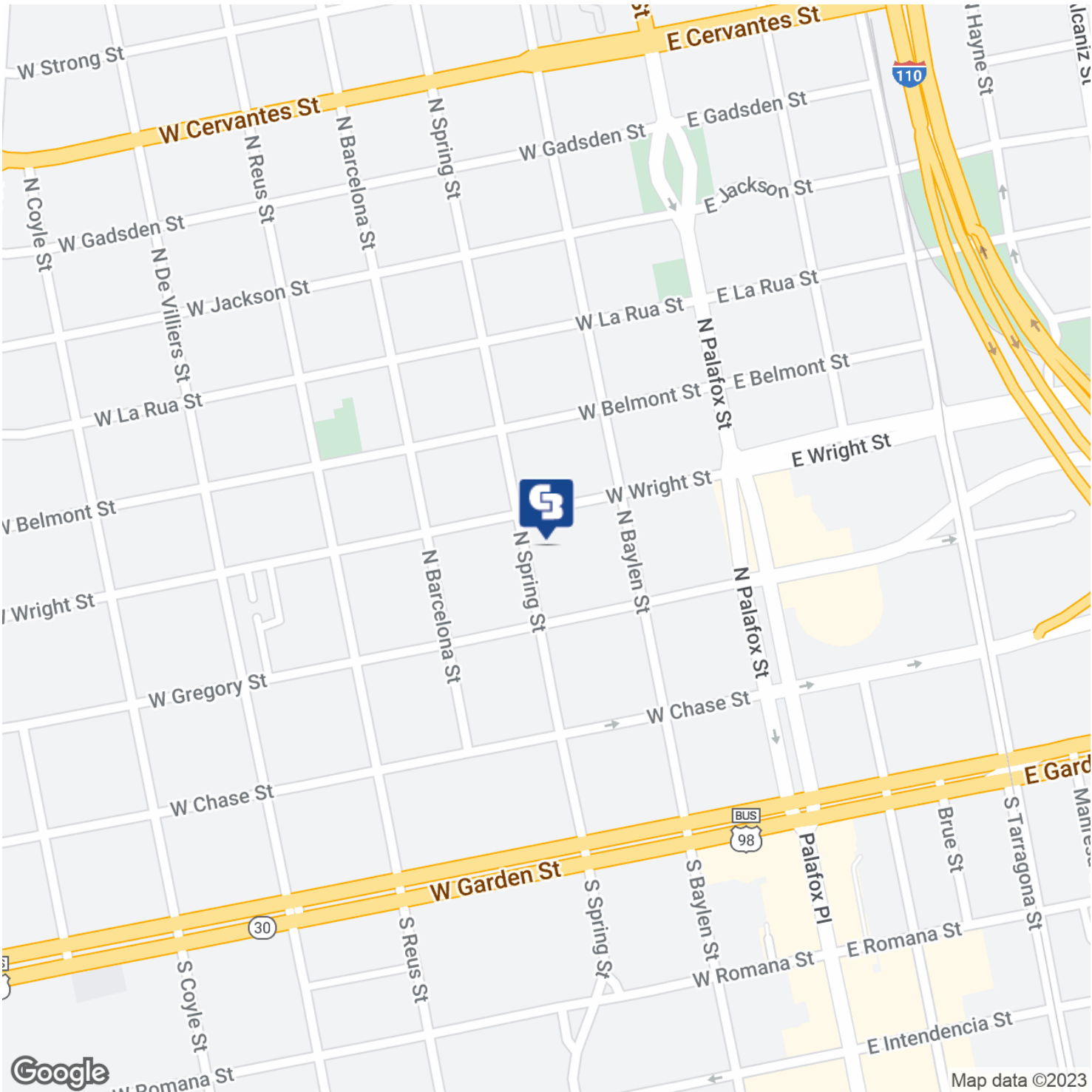
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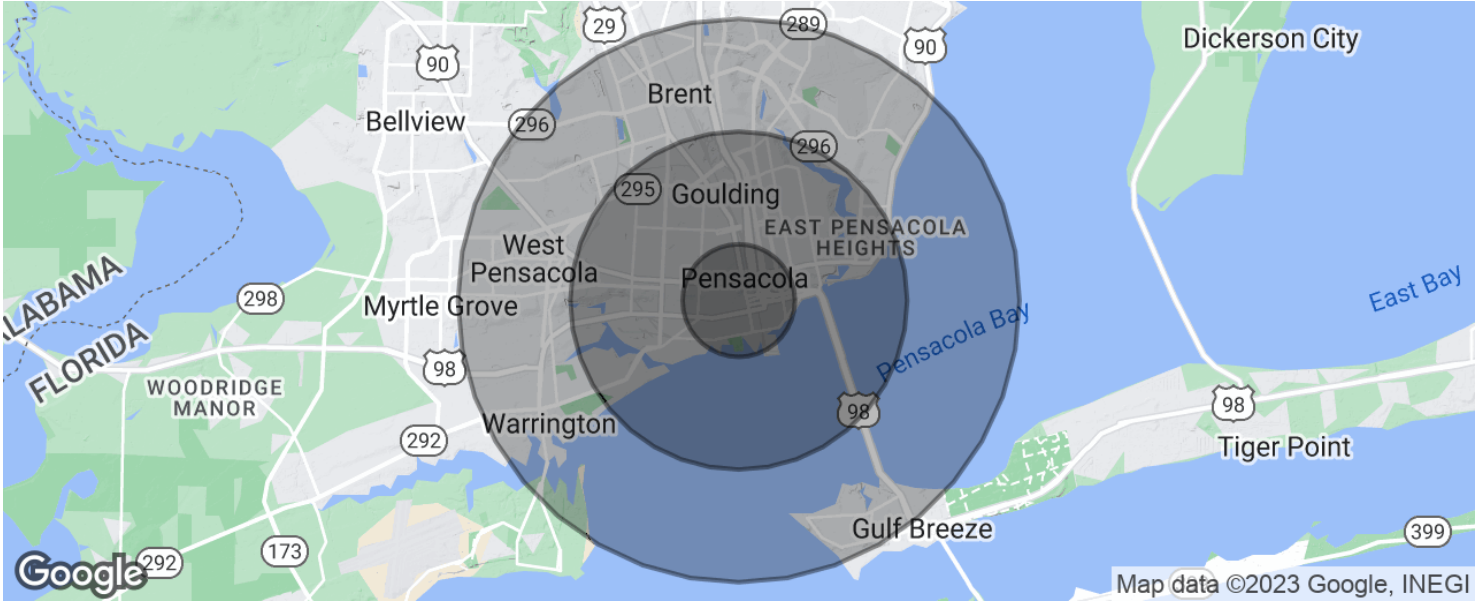
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,617	45,151	108,686
Median age	40.4	38.9	36.9
Median age (Male)	36.7	36.4	35.2
Median age (Female)	43.5	41.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,516	17,402	41,298
# of persons per HH	2.2	2.6	2.6
Average HH income	\$54,068	\$50,464	\$52,993
Average house value	\$221,529	\$242,386	\$230,874

* Demographic data derived from 2020 ACS - US Census

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