

# Historic Bayfront

OFFICE BUILDING FOR SALE

630 East Government St Pensacola, FL 32502

Phil Sherrill | 850.972.0360 | [psherrill@beaubox.com](mailto:psherrill@beaubox.com)



# Historic Bayfront Office Building

## 630 East Government St Pensacola, FL 32502

### PROPERTY SUMMARY



### Property Description

Corporate home office overlooking beautiful Pensacola Bay. Located on East Government Street, adjacent to the intersection of Bayfront Parkway and 9th Avenue in Pensacola's Historic District.

627 E Government also available making an optimal Campus style environment.

### Property Highlights

- Modern and fully renovated interior
- Zoned HC-1 (Historical Commercial)
- Classroom-style meeting space on 1st floor
- 1600 sq ft of wraparound balcony
- Immediate to Gulf Power Company's office campus
- Across the street from iconic Admiral Mason Park

### Phil Sherrill

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### Offering Summary

Sale Price:	\$1,975,000
Lot Size:	0.32+ Acres
Building Size:	5,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,782	34,994	103,976
Total Population	3,412	90,982	270,115
Average HH Income	\$55,555	\$57,461	\$57,292





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## ADDITIONAL PHOTOS



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LOCATION MAP



Map data ©2024

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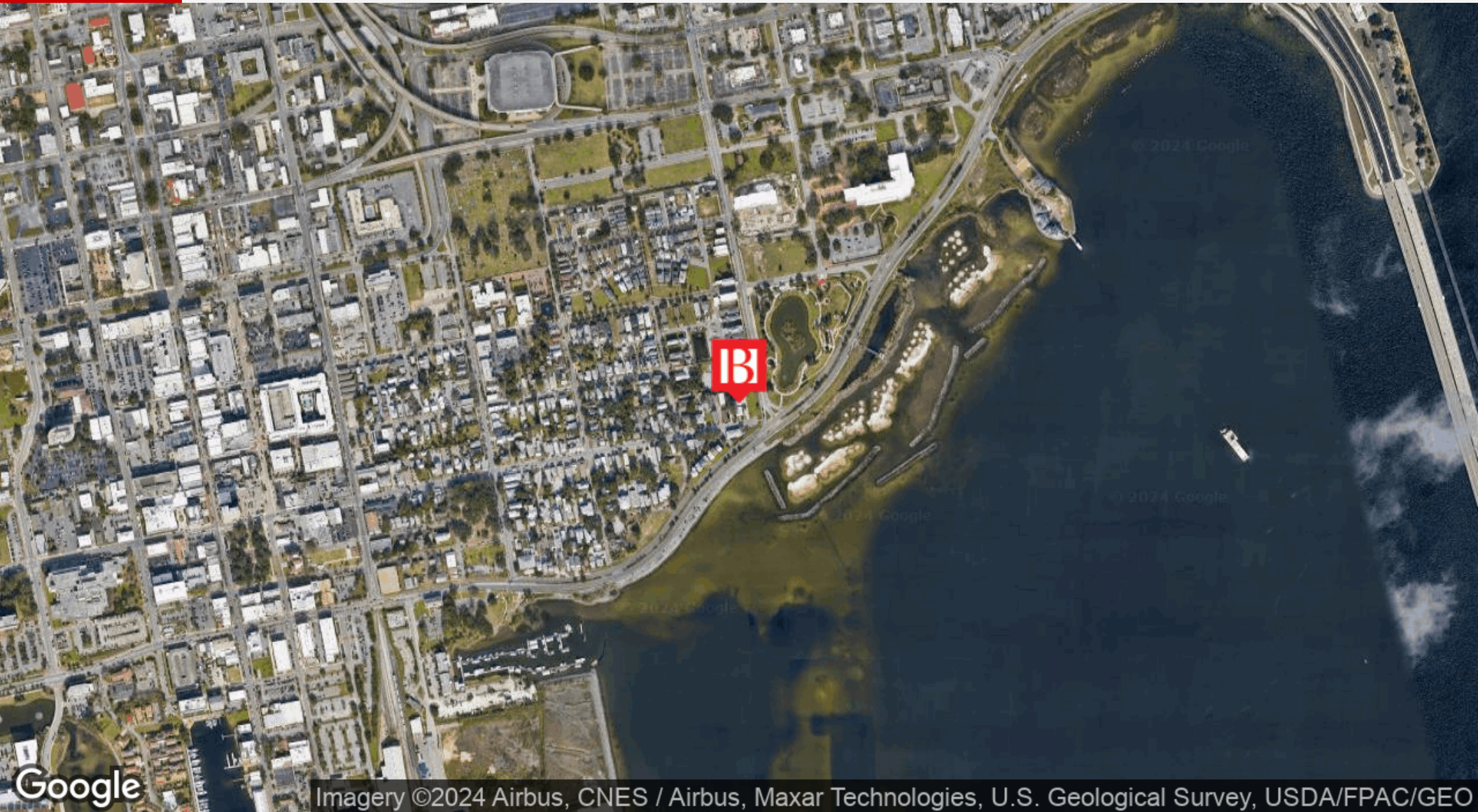




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AERIAL MAP



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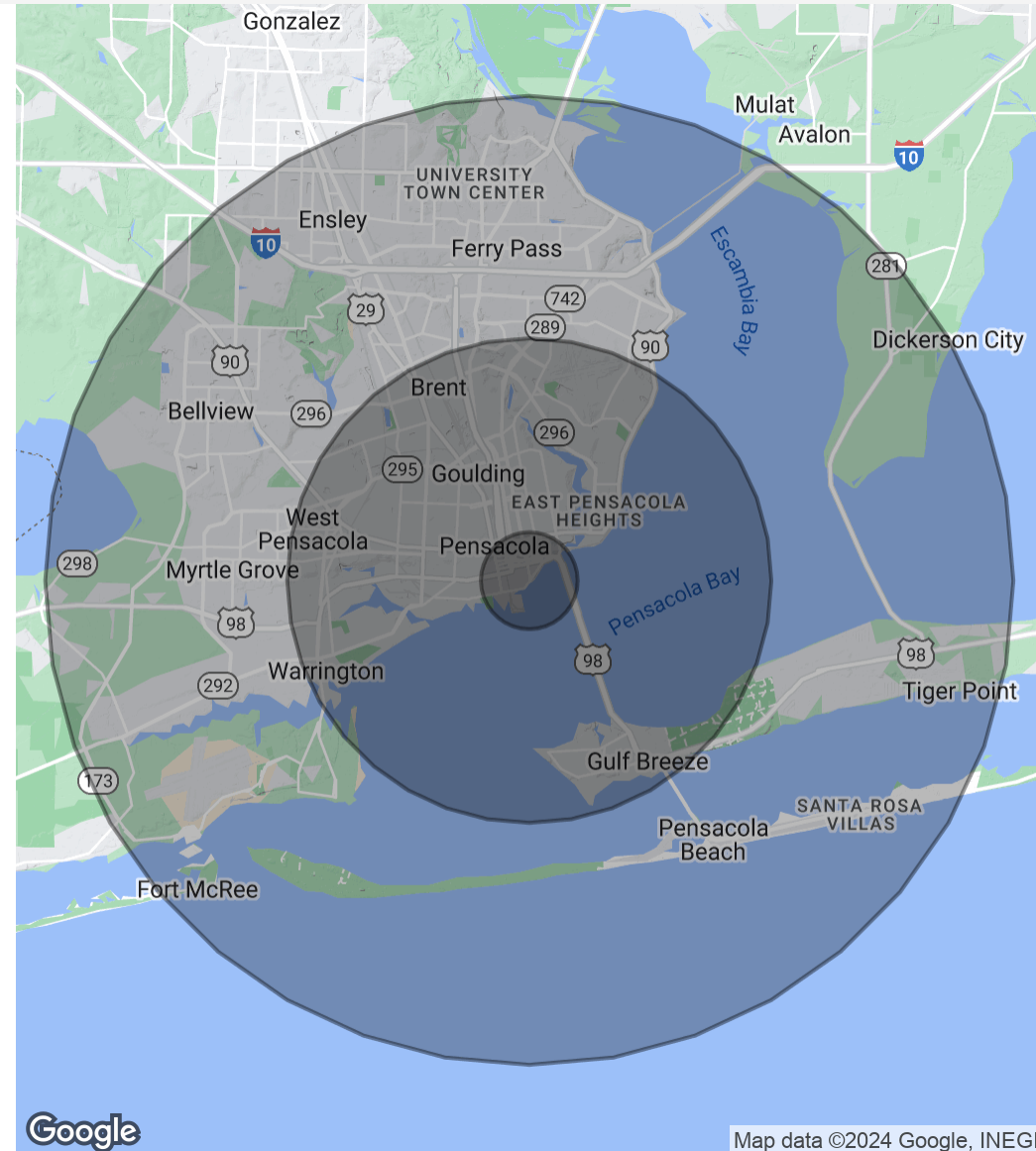
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,412	90,982	270,115
Average Age	44.6	38.3	37.5
Average Age (Male)	46.7	36.3	36.0
Average Age (Female)	42.7	40.0	39.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,782	34,994	103,976
# Of Persons Per HH	1.9	2.6	2.6
Average HH Income	\$55,555	\$57,461	\$57,292
Average House Value	\$220,632	\$256,982	\$222,015

\* Demographic data derived from 2020 ACS - US Census



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## ADDITIONAL PHOTOS



Features 1600 square foot of wrap-around balcony



Overlooking beautiful Pensacola Bay



Near I-110 southern terminus



Immediate private parking



Located in Pensacola's Historic Business District

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**Phil Sherrill**

Agent

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**Direct:** 850.972.0360 | **Cell:** 850.225.0083

**Professional Background**

Phil Sherrill, commercial sales, leasing, and marketing specialist with Beau Box Commercial Real Estate, serves the Northwest Florida region, with emphasis on Pensacola and surrounding markets. For more than 35 years, Phil has steadfastly produced within the Florida Gulf Coast expanse with wide-ranging experience in commercial real estate brokerage and management. He has developed a broad regional presence in the Northwest Florida market working with numerous developers, investors, and landlords. Drawing upon resourceful solutions, Phil effectively represents client interests of various constraints, expectations, and timelines with effective outcomes.

Managing all facets of the commercial transaction from research to closing, Phil Sherrill is deeply versed in all aspects of the real estate transaction process, from initial site selection, due diligence and project analysis, to client and consultant relations, to deal structuring and consummation. The depth of his relationships throughout Northwest Florida is unmatched, a result of his personal commitment and unyielding loyalty to every client, whether large or small. With an effective approach to brokerage service assignments, Phil is adept at cultivating intersecting interests with a variety of developers, end users, and brokerage opportunities.

While residing along the Gulf of Mexico in South Walton County, Phil traverses the Florida Gulf Coast region and waterways for work and pleasure, enjoying the allure of an active, renown region of Florida.

**Beau Box Commercial Real Estate**

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