

# Historical Bayfront

OFFICE BUILDING FOR SALE



627 E Government St Pensacola, FL 32502

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

PROPERTY SUMMARY



Property Description

Opportunity for the corporate home office available at the brand-builder setting of Pensacola. One-of-a-kind offering to locate your business at the gateway to Downtown Pensacola's prime commercial district. The iconic building is the first step into Pensacola's rich historical past. Second-story wrap-around balconies capture the impressionable waterfront views. A natural gathering spot for cultural and social celebrations in the heart of Pensacola. Pensacola sees this property every day.

The interior of the building is professionally appointed with spectacular aesthetics, featuring mahogany finishes throughout. Impressive wainscot wall decor, private top floor offices, and the historic design elements contribute to the property's overall appeal.

Available and complimenting 630 E Government could make for an optimal Corporate Campus-style environment.  
Seller will consider Owner Finance.

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Property Highlights

- Zoned HC-1 (Historical Commercial)
- Centered around heavy commerce of Government St
- Interior design is appointed for corporate executive offices
- Parking immediate to the building
- 180 ft +/- of Pensacola Bay frontage
- Rap around bay view porch and patio
- Immediate interstate access to 110 and Hwy 98
- At the base of the new 3-mile bridge
- Across 9th Ave from iconic Admiral Mason Park

Offering Summary

Sale Price: \$2,850,000

Building Size: 5,023 SF





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**ADDITIONAL PHOTOS**



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LOCATION MAP



Map data ©2023

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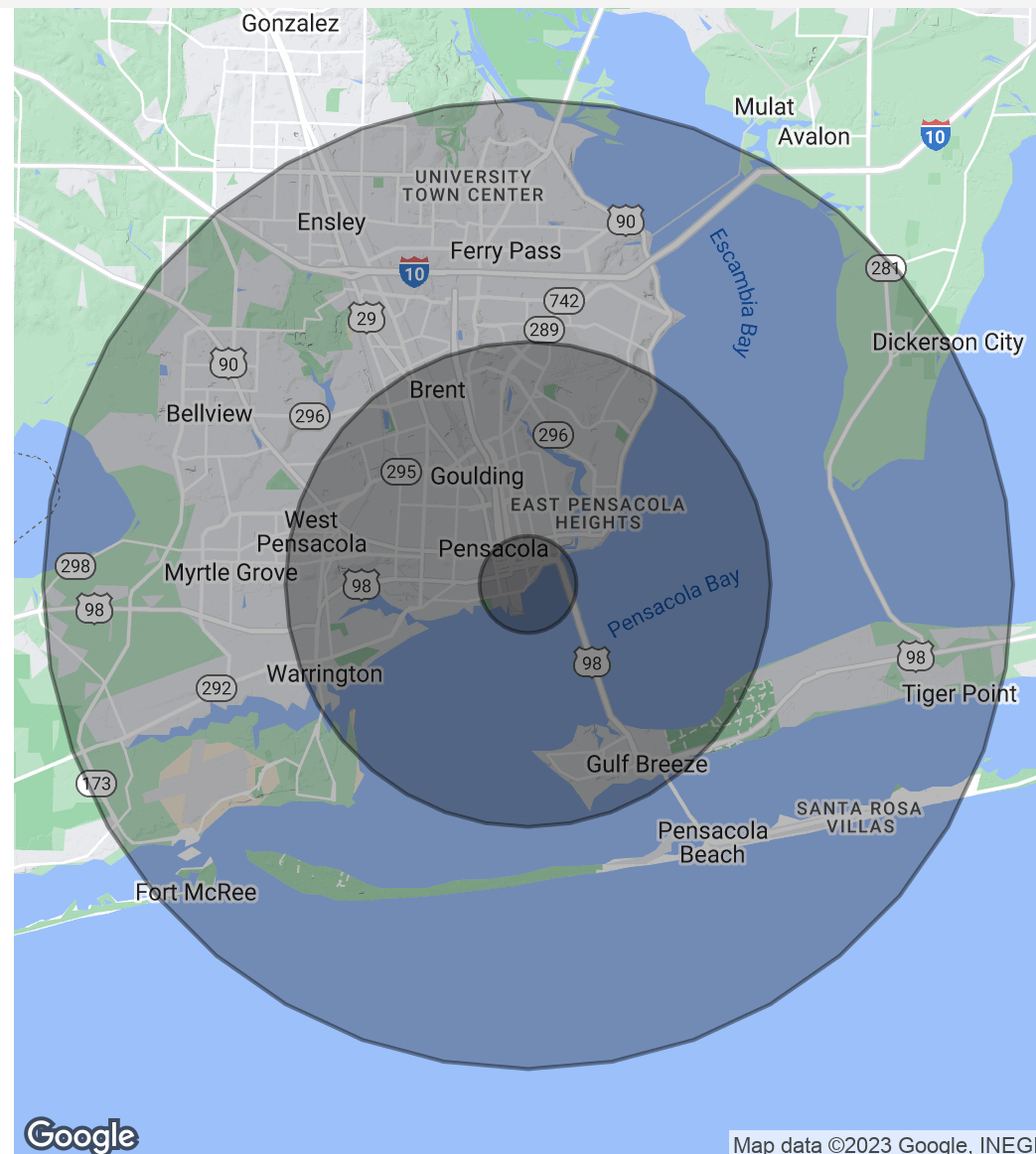
DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,390	90,443	270,238
Average Age	44.7	38.3	37.6
Average Age (Male)	46.8	36.3	36.0
Average Age (Female)	42.8	40.0	39.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,775	34,823	104,204
# Of Persons Per HH	1.9	2.6	2.6
Average HH Income	\$55,584	\$57,595	\$57,355
Average House Value	\$220,696	\$257,287	\$222,338

\* Demographic data derived from 2020 ACS - US Census



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### Phil Sherrill

Agent

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### 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.

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