

MULTIFAMILY OFFERING FOR SALE

907 & 909 N 57th Ave.

907 N 57th Ave Pensacola, FL 32506



Bay City Realty
850.764.6800
Hello@BayCityRealty.com

Bay City Realty LLC

1718 N 9th Ave, Pensacola, FL 32503

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Sale Price	\$269,000
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Location Information

Building Name	907 & 909 N 57th Ave.
City, State, Zip	Pensacola, FL 32506
County	Escambia
Side of the Street	West
Road Type	Paved
Market Type	Medium
Nearest Highway	1.7 Miles US Hwy 90
Nearest Airport	8.3 Miles Pensacola International Airport

Building Information

Building Size	1,880 SF
Occupancy %	100.0%
Number of Floors	1
Year Built	1940
Number of Buildings	2

Property Information

Property Type	Multifamily
Property Subtype	Single Family Rental Portfolio
Zoning	MDR
Lot Size	0.408 Acres
APN #	352S302500150012
Lot Frontage	125 ft
Lot Depth	147 ft
Corner Property	No

Amenities

This area has all conveniences and services you need:
Grocery stores
Restaurants
Healthcare Facilities
Pharmacies
Fitness Centers
Shopping

Parking & Transportation

Street Parking	Yes
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Utilities & Amenities

Restrooms	2
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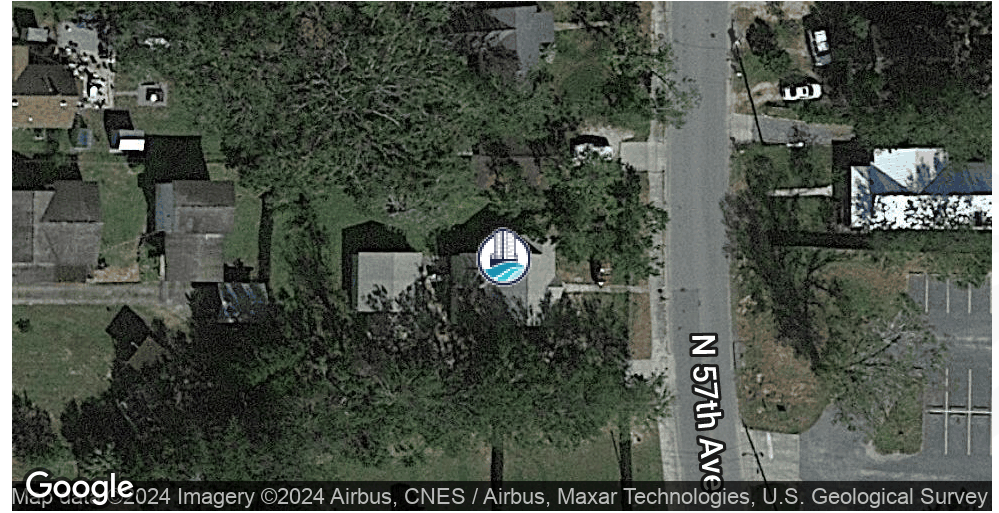
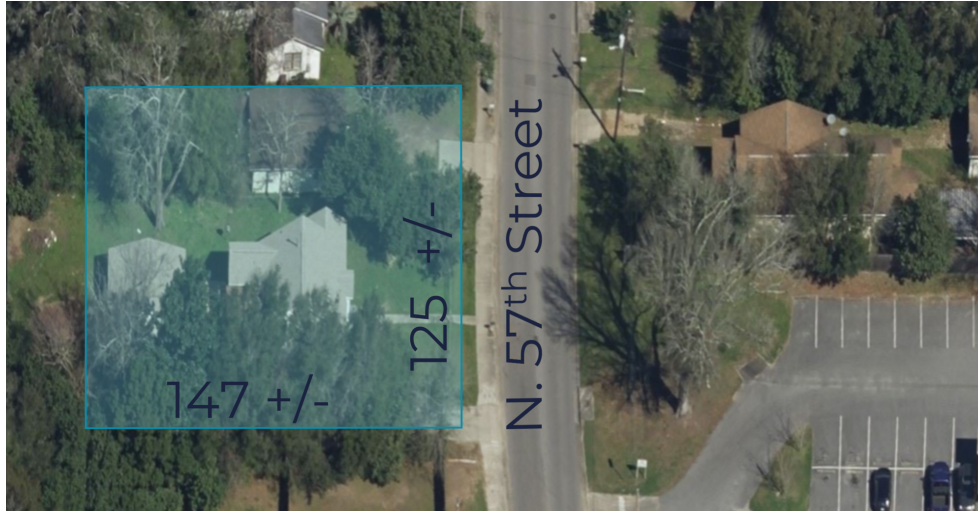
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Offering Summary

Sale Price:	\$269,000
Building Size:	1,880 SF
Lot Size:	0.408 Acres
Number of Units:	1
Price / SF:	\$143.09
Year Built:	1940
Zoning:	MDR

Property Overview

Two houses, one price! Both of these house sit on one lot, however there is an additional lot to the south that is included. The acreage information reflects the total for both.

907 N 57th rents for \$1,095 per month with a lease expiration on 29-Feb-24. The current tenant has been there since 26-Sep-20.

909 N 57th rents for \$825 per month with a lease expiration on 29-Feb-24. The current tenant has been there since 9-Mar-23.

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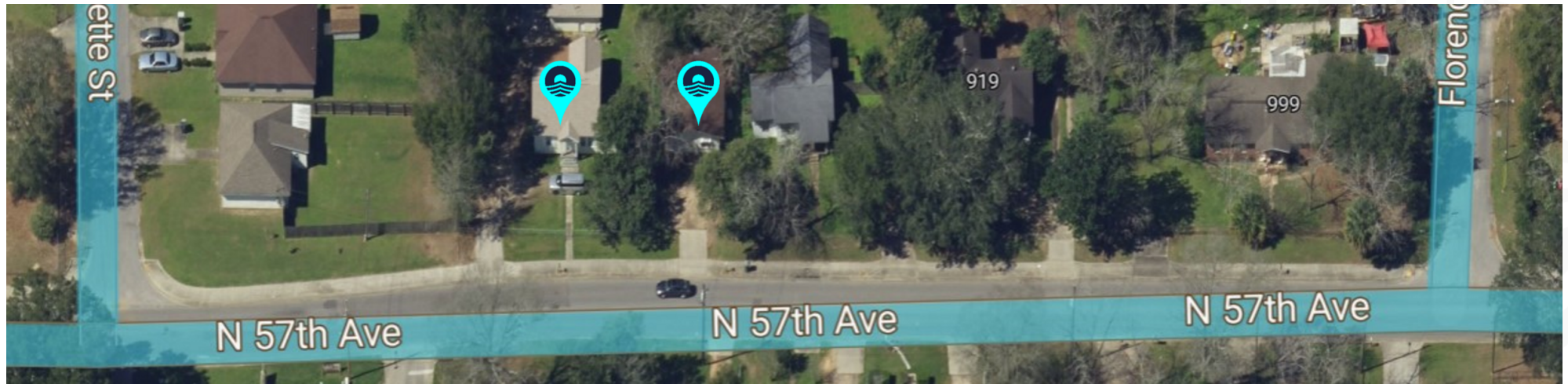
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Location Description

These properties are located on 2 parcels on 57th Ave in the Myrtle Grove neighborhood of Pensacola, FL. It is close to schools, grocery stores, healthcare and more.

Site Description

Great neighborhood. Both homes have back yards for kids and pets to play.

Exterior Description

The roof on 907 was replaced in 2019 for the house and 2018 for the shed. The roof on 909 was replaced in 2016.

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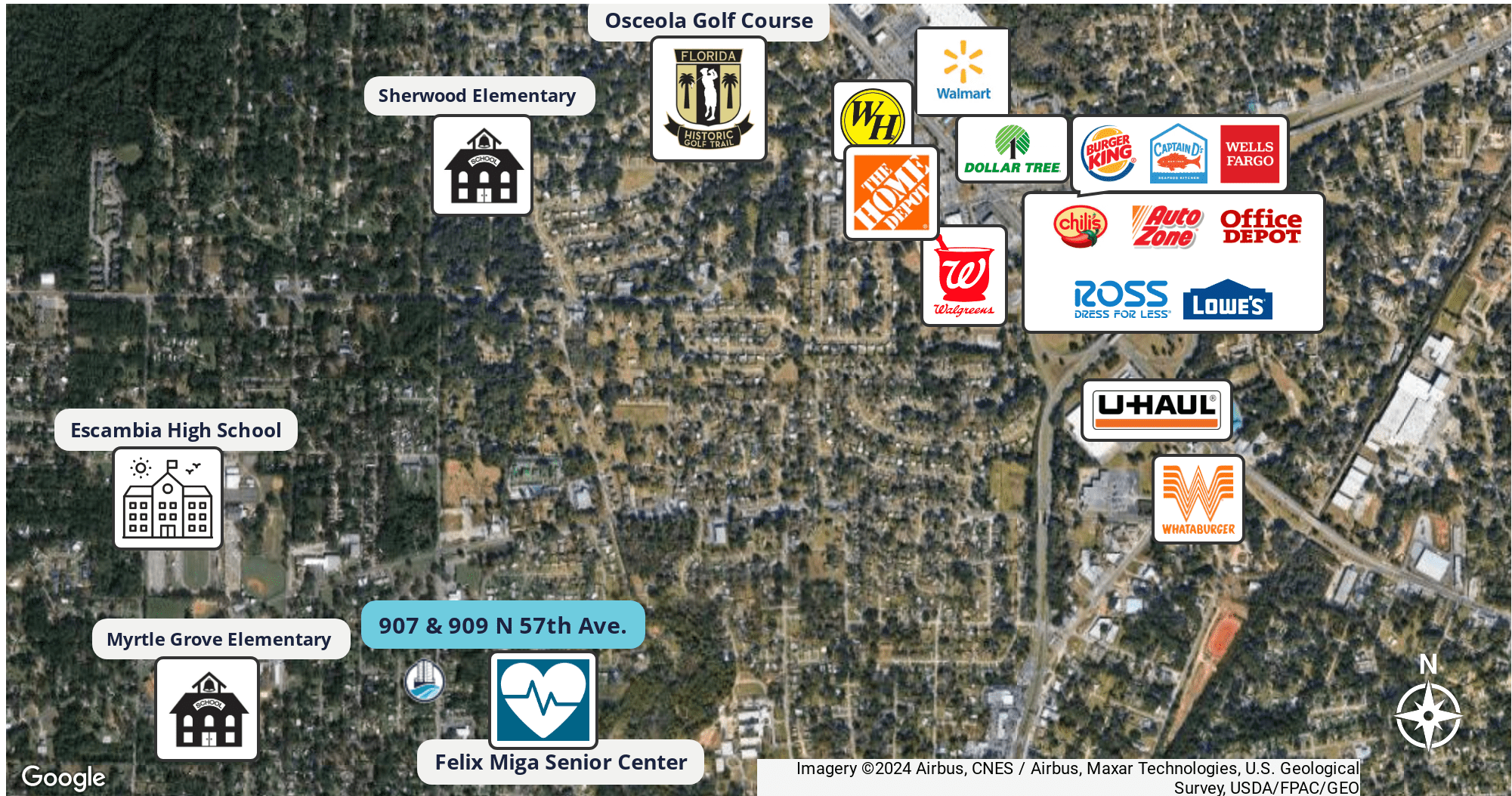
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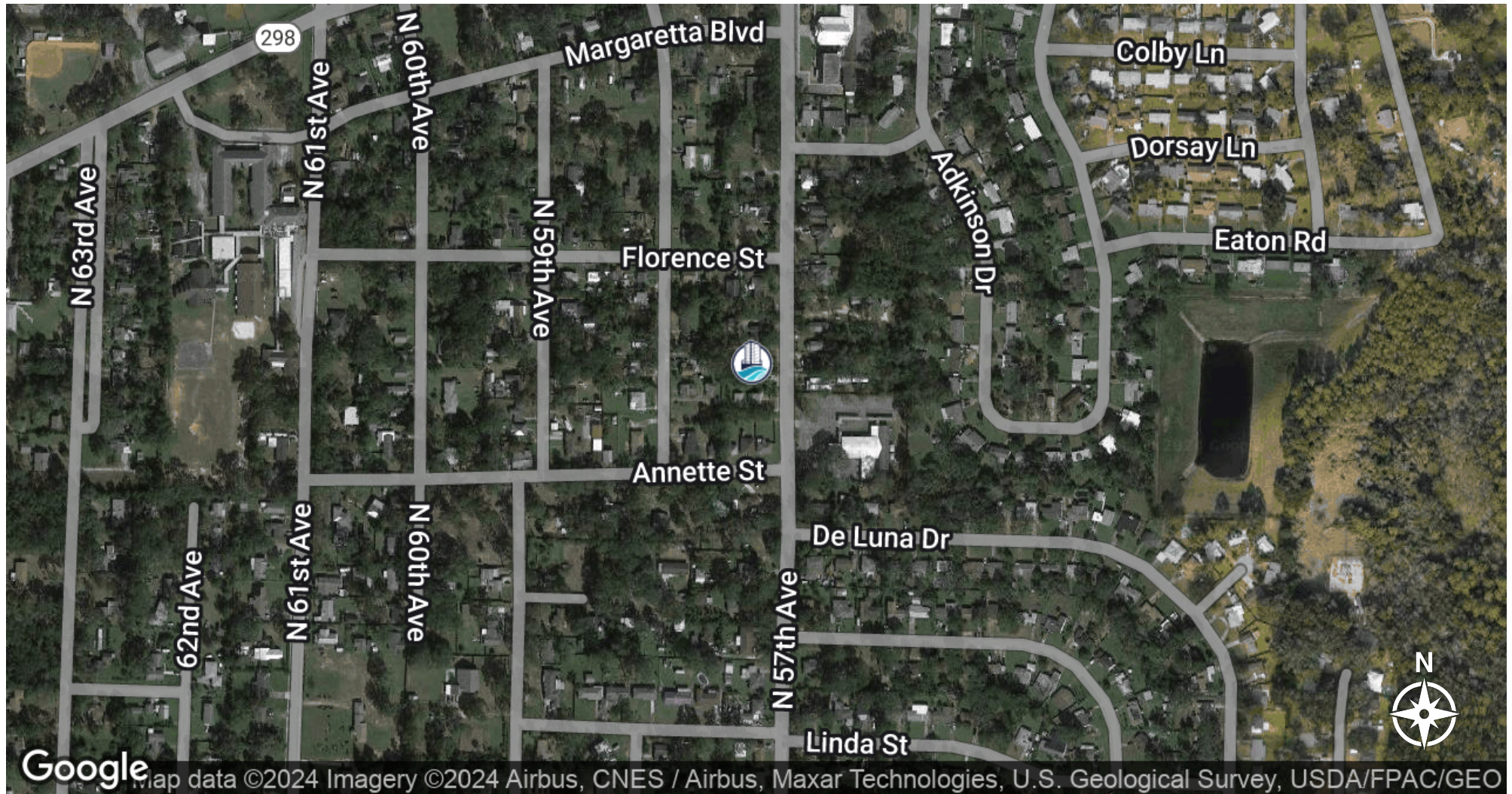
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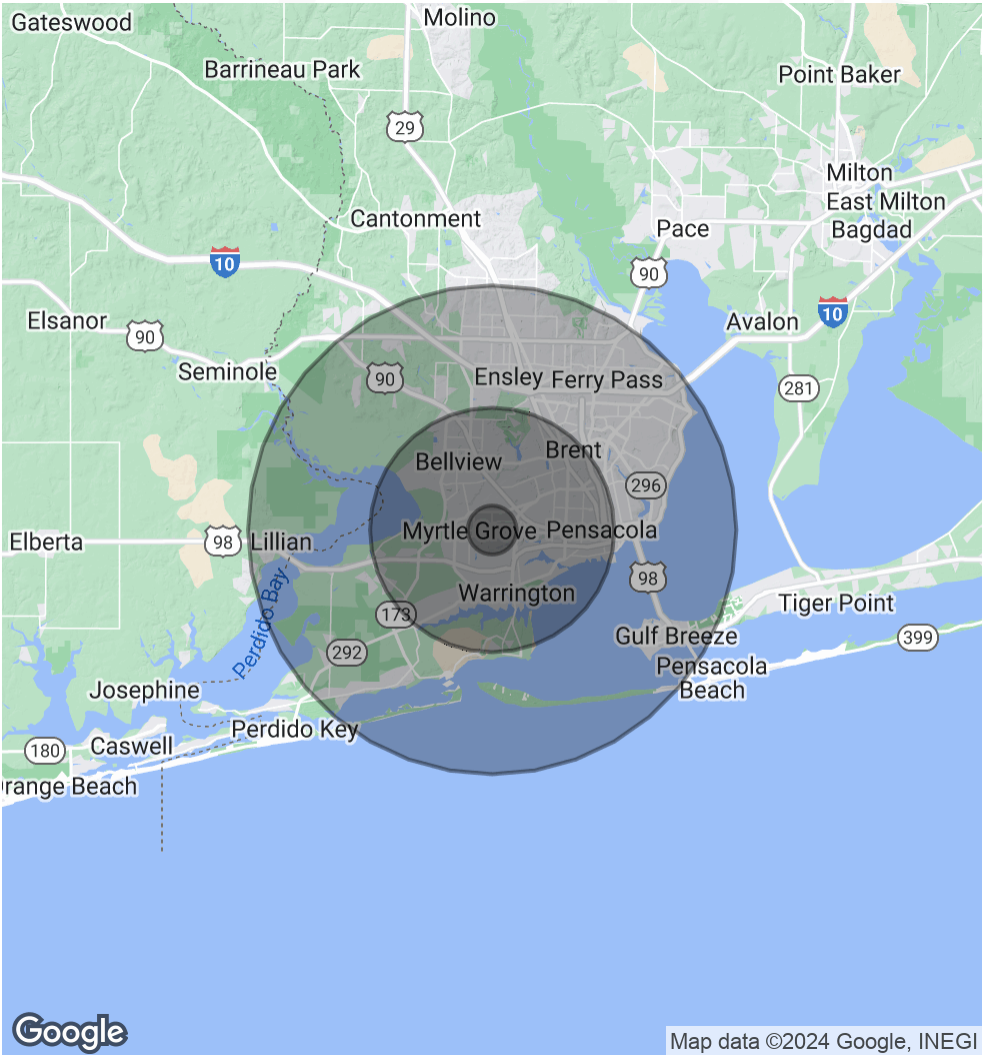
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Population	1 Mile	5 Miles	10 Miles
Total Population	9,239	117,864	272,801
Average Age	40.3	38.4	38.9
Average Age (Male)	35.5	36.0	36.7
Average Age (Female)	43.6	40.9	41.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,370	52,693	122,412
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$42,894	\$47,549	\$62,559
Average House Value	\$102,506	\$118,197	\$167,503

* Demographic data derived from 2020 ACS - US Census



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