

OFFICE BUILDING FOR SALE
APRIL 2024

725 S J ST | OFFICE BUILDING

725 S J ST.
PENSACOLA, FL

stirling





OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	5,628 SF
Lot Size:	0.722 Acres
Price / SF:	\$195.45
Year Built:	1957
Renovated:	1980
Zoning:	R-1AA

PROPERTY OVERVIEW

Owner-user opportunity in a HUB Zone with excellent proximity to downtown, NAS Pensacola, Maritime Park, and the Pensacola Yacht Club. This quiet office property features a large gated parking lot and multiple security systems.

The space comprises 14 private offices, 6 bathrooms, 2 conference rooms, and a versatile layout. The East Wing includes 4 private offices, while the West Wing impresses with 10 offices, 2 conference rooms, and a kitchen. Noteworthy features in the West Wing include pinewood finishes and high ceilings. The property is enhanced by a well-maintained deck offering peaceful views and access to a grass area, perfect for events.

Improvements include: new roof, 5,000 SQ FT LVP flooring, new paint inside and exterior of the building (25 year super paint). five renovated bathrooms, new HVAC in 2020, HVAC split units, 95% LED lighting, new fencing, new deck and security cameras.

PROPERTY HIGHLIGHTS

- Hub Zone Opportunity - Ideal for government contractors.
- Versatile Layout: 2 wings combining for 14 Private Offices, 6 Bathrooms, 2 Kitchens/Break areas

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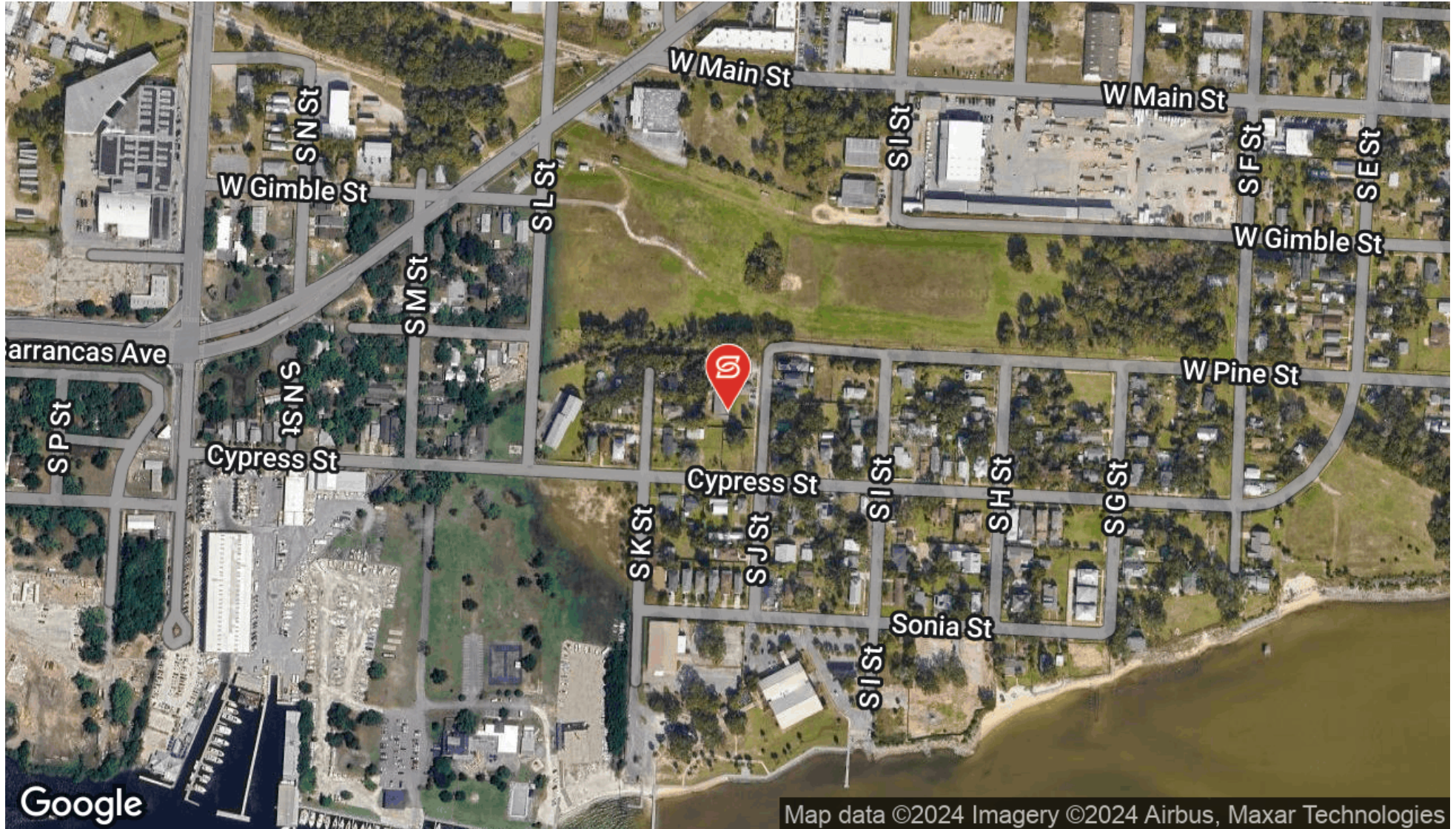
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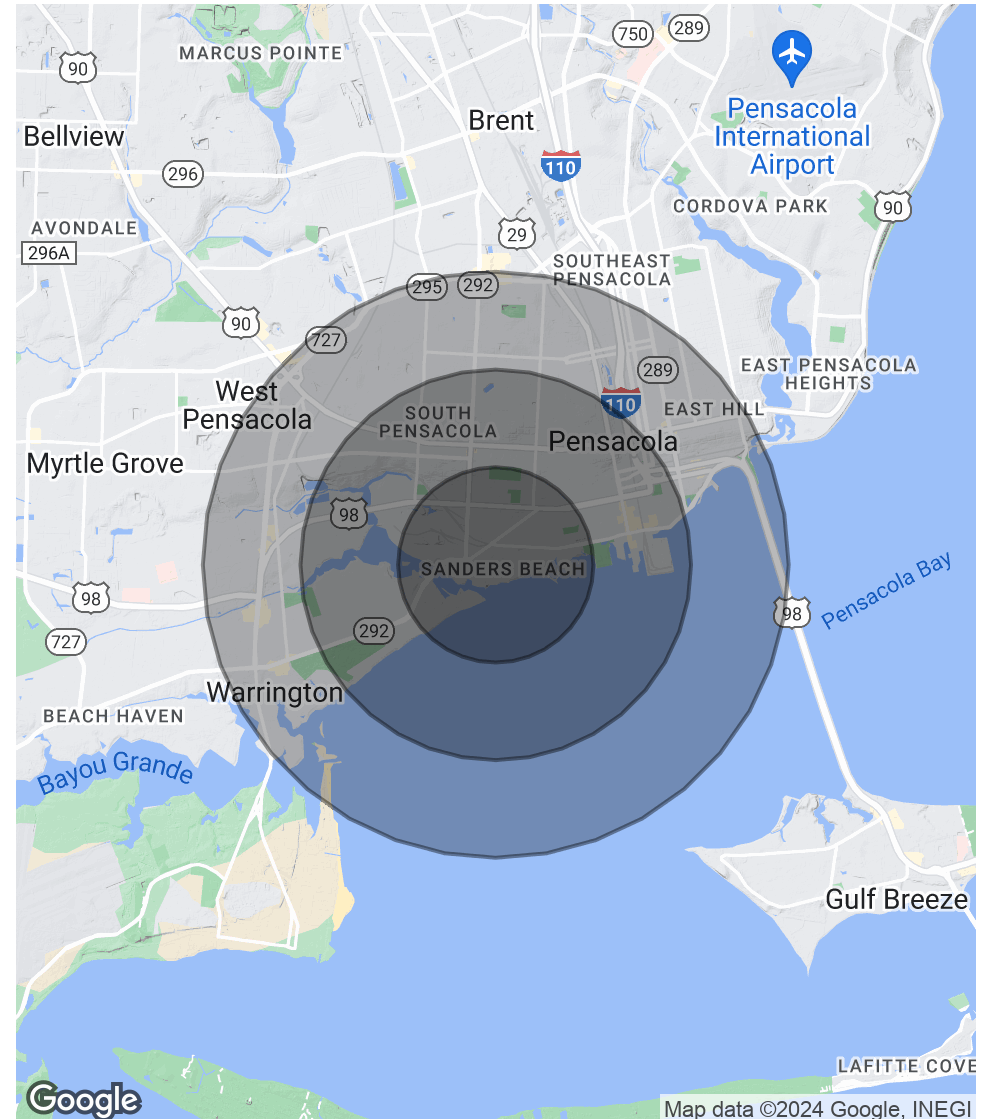
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,270	18,174	39,395
Average Age	34.6	38.4	39.5
Average Age (Male)	36.9	37.3	37.4
Average Age (Female)	33.2	39.5	41.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,678	9,160	19,492
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$49,825	\$45,052	\$47,031
Average House Value	\$123,193	\$139,288	\$143,825

2020 American Community Survey (ACS)



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