

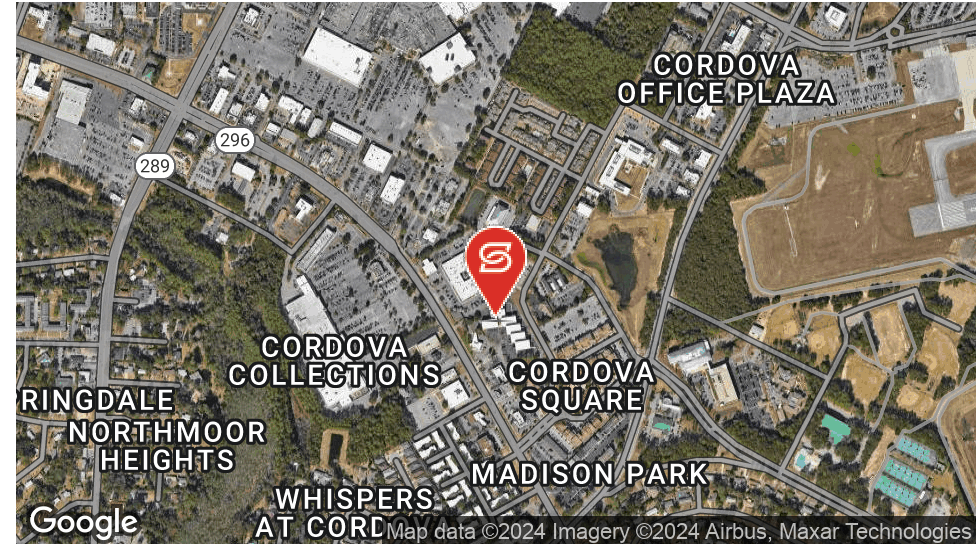
OFFICE BUILDING FOR SALE  
APRIL 2024

# BAYOU BLVD INVESTMENT OPPORTUNITY

4700 BAYOU BLVD  
PENSACOLA, FL

**stirling**





### OFFERING SUMMARY

Sale Price:	\$4,290,000
Building Size:	30,093 SF
Lot Size:	3.69 Acres
Number of Units:	9
Price / SF:	\$142.56
Cap Rate:	6.75%
NOI:	\$289,763
Year Built:	1982
Renovated:	1995
Zoning:	C-1
Market:	Cordova Mall

### PROPERTY OVERVIEW

Introducing 4700 Bayou Blvd, a prime commercial real estate opportunity in Pensacola, FL. This prominent 30,093sf property features 9 units, offering a flexible and attractive opportunity for office building investors. Built in 1983 and zoned C-1, this property presents a solid investment in a sought-after location. With its strategic positioning in the heart of Pensacola, this property offers a dynamic and versatile space for office tenants, making it an ideal choice for investors looking to capitalize on the thriving local market. Don't miss out on this exceptional investment opportunity. Annual financials provided with NDA.

Showings are by appointment only. Do not go to property without contacting listing broker for instructions

### PROPERTY HIGHLIGHTS

- Prominent Bayou Blvd. location with 3.69 acres.
- 30,093 sf near Pensacola International Airport, Ascension Sacred Heart Hospital , Cordova Mall & Pensacola Community College.
- Ideal site for long term redevelopment.

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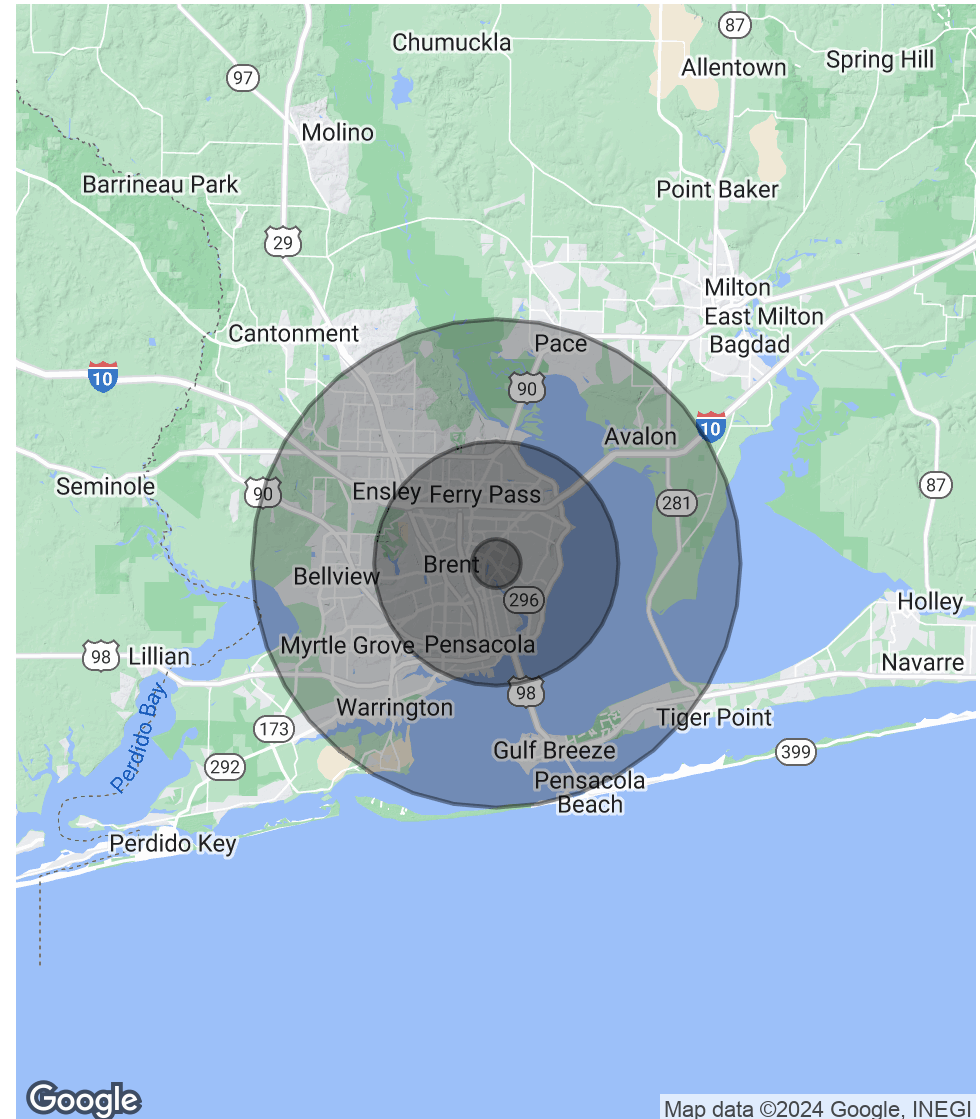




POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,727	130,224	278,092
Average Age	40.3	37.8	39.4
Average Age (Male)	39.5	35.7	37.4
Average Age (Female)	39.0	40.0	41.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,393	59,683	124,312
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$70,747	\$59,247	\$63,704
Average House Value	\$206,676	\$157,586	\$171,730

2020 American Community Survey (ACS)



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