

# Office For Sale

# MOODY'S

Engel & Volkers Pensacola

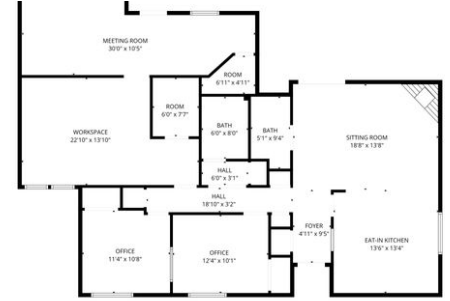
190 South Jefferson Street Pensacola, FL 32502 | 850-677-8688

## Updated Office Facility

2170 Creighton Rd, Pensacola, FL, 32504

Office: General For Sale

Prepared on May 18, 2026



### Listing Details | Office For Sale

Secondary Uses	<b>Retail</b>
Total Available Space	<b>Unknown</b>
Asking Price	<b>\$425,000</b>
Listing Price Per SF	<b>\$247.24</b>
Cap Rate (Actual)	-
Total Income	<b>\$3,000</b>
Signage	<b>Free-Standing</b>
Show Instructions	<b>Call broker</b>

Vacant	<b>No</b>
Available Date	<b>Now</b>
Days On Market	<b>24 days</b>
Date Listed	<b>4/24/2026</b>
Last Modified	<b>5/15/2026</b>
Listing ID	<b>44762109</b>
Parking Spaces	-

### Property Details

Building Class	<b>B</b>
Property Type	<b>Office</b>
Sub Type	<b>General</b>
Zoning	<b>R-2</b>
Building Status	<b>Existing</b>
Building Size	<b>1,719 SF</b>
Land Size	<b>0.24 Acres / 10,542 SF</b>
Number of Buildings	<b>1</b>
Floors	<b>1</b>

Year Built	<b>1983</b>
Primary Construction	<b>Wood</b>
Occupancy Type	<b>Single Tenant</b>
Parcels	<b>311S301501000001</b>
Legal Owner	<b>Reed David E</b>
Submarket	-
County	<b>Escambia</b>
Floor Size	<b>2,715 SF</b>

### Description

Positioned in a proven, high-performing corridor, this well located and updated commercial office space offers exceptional visibility and long standing success. Currently operating as an insurance office, the site has supported a thriving business for many years demonstrating its strong exposure, accessibility, and favorable demographics. Surrounded by national retailers and established businesses, the property benefits from steady traffic counts and ongoing commercial growth, with new development continuing throughout the immediate area. Its strategic location provides convenient access to the airport and nearby interstate, making it ideal for both clients and staff. The layout is well suited for a variety of professional uses, with existing zoning in place to support its current function. Ample parking is available both in front and behind the building, ensuring ease of access. The property also offers generous storage options, both inside and out, adding operational flexibility. With abundant nearby dining options for employees and clients alike, this location combines practicality with convenience and a well-positioned commercial asset. 21,000 plus cars daily pass this address per FLDOT website.

### Contact



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