

# East Hill Academy

635-675 West Garden Street, Pensacola, FL 32502



Listing ID: 30869588  
Status: Active  
Property Type: Office For Sale  
Office Type: Flex Space, Mixed Use  
Size: 8,246 SF  
Sale Price: \$1,950,000  
Unit Price: \$236.48 PSF  
Sale Terms: Sale/Leaseback



## Overview/Comments

655: 1½ story office building containing approximately 2,728 SF. Good interior finish with 9' ceilings. 4 or 5 offices; Large conference room; reception area; separate staff office adjoining reception area; upper loft area finished with built-in desks and bookshelves and currently used as supplies and file storage; and 3 restrooms. One office has a private restroom.

635: 2-story office building containing approximately 4,488 SF of rentable area including a one-story addition built in 2015 containing approximately 1,632 SF. Good interior finish with 9' ceilings. The first floor is divided into 3 offices (one has a private restroom); large open work/reception area; kitchen/break room; and 3 restrooms. Upstairs is divided into 3 large offices and an open work area.

The 2015 addition to 635 is designed with four 16' x 20' classrooms and 2 restrooms.

675: 1-story concrete block building containing approximately 1,030 SF of rentable area. This building is basically open retail/store space, one large storage room (formerly a kitchen) with glass store front and 2 restrooms.

## More Information Online

<https://www.gulfcoastcmls.com/listing/30869588>



## QR Code

Scan this image with your mobile device:

## General Information

Taxing Authority:	City of Pensacola	Class of Space:	Class B
Tax ID/APN:	000S009080008057 & 000S009080009057	Gross Building Area:	8,246 SF
Office Type:	Mixed Use, Flex Space, Office Building, Research & Development	Building/Unit Size (RSF):	8,246 SF
Zoning:	C-3, COMMERCIAL	Usable Size (USF):	8,246 SF
Property Use Type:	Vacant/Owner-User	Land Area:	0.53 SF
Building Name:	East Hill Academy	Sale Terms:	Sale/Leaseback

## Area & Location

Property Located Between:	S. "A" Street and S. Coyle Street	Airports:	Pensacola International Airport
Property Visibility:	Excellent	Area Description:	Centrally located in Downtown Pensacola, Florida.
Highway Access:	Interstate 110 located 0.8 miles NW		

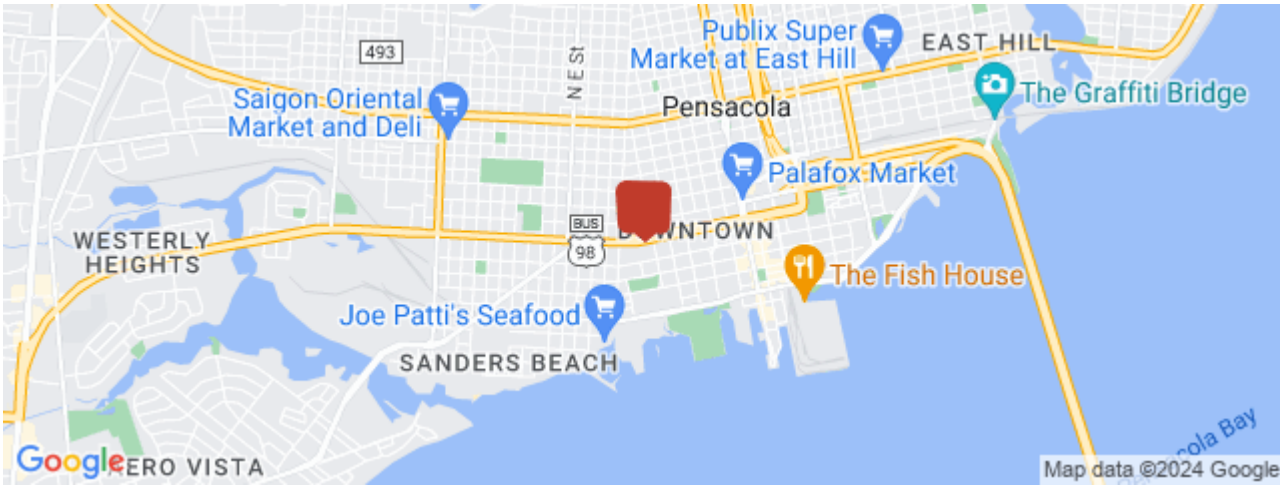
Site Description Total site (including retail building parcel) is approximately 0.53 acres or 23,066 SF with 210.0' of frontage on the south side of West Garden Street by 109.84' of depth. Please note the total land size includes the land located within the vacated road right-of-way of Donelson Street.

## Building Related

Passenger Elevators:	0
Freight Elevators:	0

## Location

Address: 635-675 West Garden Street, Pensacola, FL 32502  
County: Escambia  
MSA: Pensacola-Ferry Pass-Brent



## Property Images



635WestGardenStreetAerial-10



635WestGardenStreetAerial-6



655 WestGardenStreetAerial-5



635WestGardenStreetAerial-8



635WestGardenStreetAerial-7



635WestGardenStreetAerial-3



Additional Parking



635WestGardenStreetAerial-2



635WestGardenStreetAerial-4



Aerial View 2024-02-13\_18-06-01



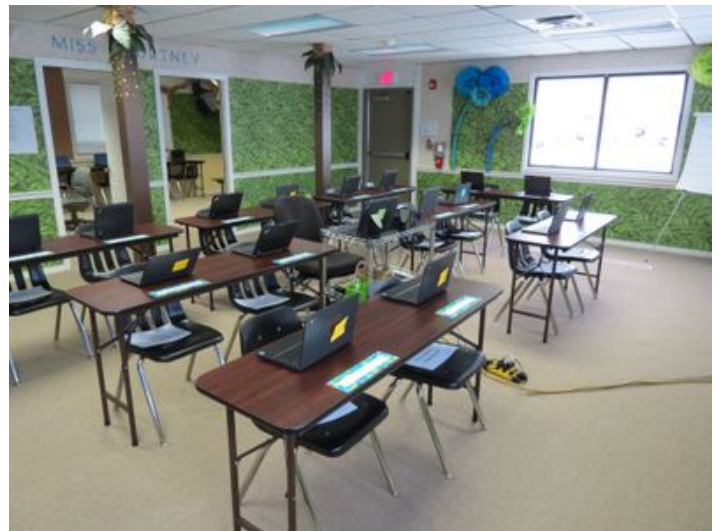
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635 First Level Entry/Office Area



635 Typical Private Office



635 2nd Level Office Area



635 Formerly Used Computer Server Room Note AC Unit in Upper Left Corner



635 First Level Entry/Office Area



635 2nd Level Office Area



Interior Finish 635 1st Level Addition 2015



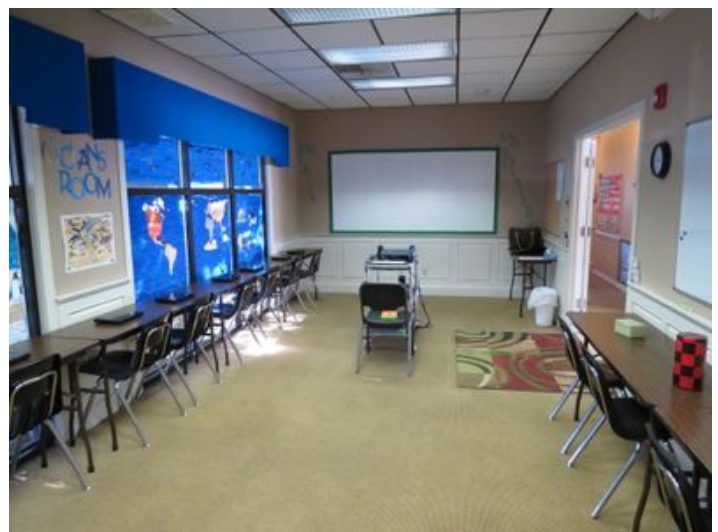
Interior Finish 635 1st Level Addition 2015



655 Conference Room



Interior Finish 635 1st Level Addition 2015



655 Conference Room



655 Conference Room



655 Typical Private Office



655 Entry/Waiting Room



675 Retail/Coffee Shop Open Area & Large Storage Former Used as Kitchen



655 Typical Private Office

## Property Contacts

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