

Where Character Meets Commercial Value

1113 N. 9th Avenue Pensacola, FL 32501

NAIPensacola

Positioned to Perform



- Standalone commercial ownership on a proven Pensacola business corridor
- Distinctive Victorian-inspired design with strong curb appeal
- Updated, polished interiors ready for immediate use
- Three parcels totaling 0.319 AC for added site utility
- 80 FT of frontage on highly traveled 9th Ave.
- Possible secondary access from DeSoto Street
- Rear conditioned storage adds functional value
- Surrounded by established businesses, medical users, and residential density
- Boutique-style setting ideal for businesses that value image, presence, and convenience



FOR SALE
\$650,000

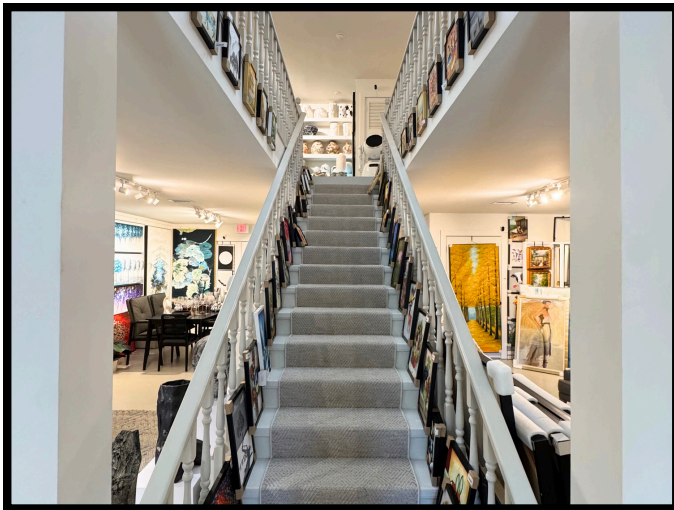
Well-positioned, beautifully maintained, and full of character, 1113 N 9th Avenue offers a professional setting built to leave a lasting impression.

Will Kurnia 1.850.292.2840

Commercial Sales Associate

Standalone commercial ownership on a proven Pensacola business corridor

1113 N 9th Avenue offers something increasingly difficult to find in today's market: a standalone commercial property with strong frontage, memorable architecture, updated finishes, and the kind of character that elevates a business presence. Positioned along the heart of the 9th Avenue trade corridor, this property combines visibility, flexibility, and charm in a way that supports both owner-users and investors seeking a more distinctive commercial asset.



Will Kurnia 1.850.292.2840

Commercial Sales Associate

Designed to Differentiate

Distinctive Property Highlights

- 2,000 SF standalone building on three parcels totaling 0.319 AC
- 80 FT of frontage on 9th Avenue with possible DeSoto access
- Rear conditioned 400 SF storage adds practical operational value



Will Kurnia 1.850.292.2840
Commercial Sales Associate

VICTORIAN-INSPIRED ARCHITECTURE MEMORABLE CURB APPEAL

2,000 SF +/- Stand Alone Commercial Building



Visibility, Character, and Flexibility

- Strong corridor presence in the heart of the 9th Avenue trade area
- Boutique-style environment ideal for office, studio, or specialty commercial use
- Well-maintained improvements with functional support space
- Ideal for owner who want full branding control, expanded showroom space, and a more comprehensive customer experience.

Location Highlights

- 15,900 CPD directly in front of the property
- Traffic increases to 25,500 CPD one street away
- Strong visibility and a built-in customer draw in a well-established commercial pocket
- Survey available upon request

Will Kurnia +1850 292 2840
wkurnia@naipensacola.com