

# Retail For Sale



Keller Williams Realty Gulf Coast

800 Langley Avenue Pensacola, FL 32504 | 850-471-5000

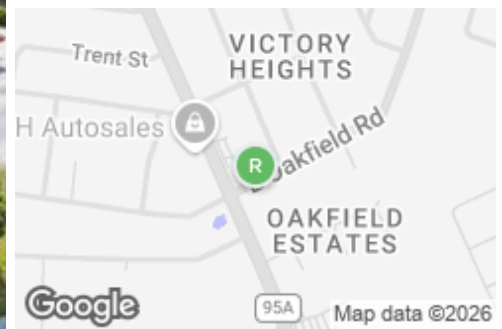
## HC/LI Retail Prime Corner N Palafox Hwy

Retail: Auto Dealer For Sale

6698 N. Palafox Hwy., Pensacola, FL, 32503

Prepared on May 22, 2026

1 of 1 Listings



### Listing Details | Retail For Sale

Secondary Uses	<b>Industrial, Office</b>
Total Available Space	<b>Unknown</b>
Asking Price	<b>\$399,000</b>
Listing Price Per SF	<b>\$85.82</b>
Cap Rate (Actual)	-
Total Expenses	<b>\$2,215</b>
Signage	<b>Free-Standing</b>
Show Instructions	<b>Lockbox</b>
Tax Year	<b>2025</b>

Real Estate Taxes	<b>\$2,215 in 2025</b>
Vacant	<b>Yes</b>
Available Date	<b>Now</b>
Days On Market	<b>24 days</b>
Date Listed	<b>4/28/2026</b>
Last Modified	<b>5/22/2026</b>
Listing ID	<b>44803876</b>
Parking Spaces	-

### Description

Positioned on a highly visible corner parcel along North Palafox Hwy, this HC/LI (Heavy Commercial / Light Industrial) zoned property offers a flexible opportunity for owner-users, investors, contractors, service businesses, automotive-related uses, storage operations, or redevelopment.

The property features an existing office/residential-style structure with additional outbuildings situated on a largely paved site with extensive parking, laydown area, and multiple points of access. The corner configuration provides strong visibility, convenient ingress/egress, and prominent frontage exposure along a well-traveled commercial corridor in North Pensacola.

The existing improvements are adaptable for office, showroom, contractor headquarters, dispatch operations, light industrial support use, or interim occupancy while maximizing the long-term industrial-commercial land utility. The site layout supports vehicle parking, equipment staging, fleet use, and outside storage potential subject to buyer verification and county approval.

Surrounding development includes industrial buildings, service commercial users, automotive businesses, contractor operations, and expanding commercial activity, reinforcing the area's transition toward higher-intensity commercial and industrial utilization.

Key highlights include:



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HC/LI Heavy Commercial / Light Industrial zoning  
 Highly visible corner location  
 Large paved parking and laydown area  
 Flexible commercial and industrial use potential  
 Strong frontage and accessibility  
 Centrally located with convenient access to Nine Mile Road, I-10, and major Pensacola commercial corridors  
 Suitable for owner-user, redevelopment, contractor yard, automotive, storage, or investment use

Buyer to verify all measurements, zoning allowances, intended use compatibility, and redevelopment potential.

## Property Features

### Location Details

Address	<b>6698 N. Palafox Hwy., Pensacola, FL, ...</b>	Parcels	<b>271S301206001001</b>
Zoning	<b>HC/LI</b>	Name	<b>6698 N Palafox Hwy</b>
County	<b>Escambia</b>		

### Building Details

Sub Type	<b>Auto Dealer</b>	Occupancy Type	<b>Single Tenant</b>
Building Status	<b>Existing</b>	Parking Spaces	-
Building Size	<b>4,649 SF</b>	Parking Ratio	-
Land Size	<b>0.85 Acres / 37,177 SF</b>	Electricity	<b>Yes</b>
Number of Buildings	<b>3</b>	Water	<b>Yes</b>
Number of Floors	<b>1</b>	Natural Gas	<b>Yes</b>
Year Built	<b>1949</b>	Rail Service	<b>No</b>
Primary Constr. Type	<b>Masonry</b>		

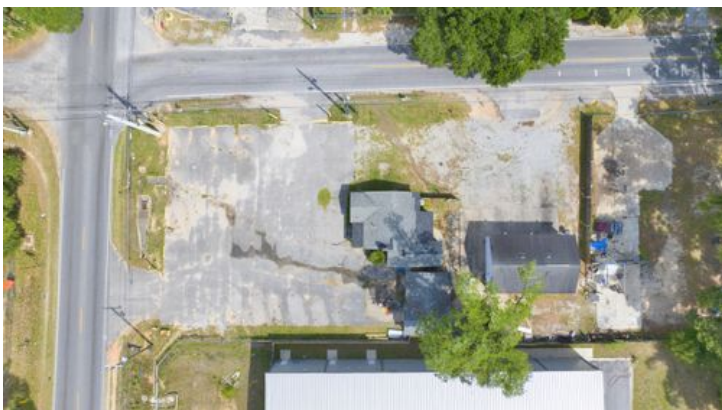
## Property Listings

1 Listing | --- | \$399,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Retail	-	-	\$399,000	Now

## Additional Photos













## Contact

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