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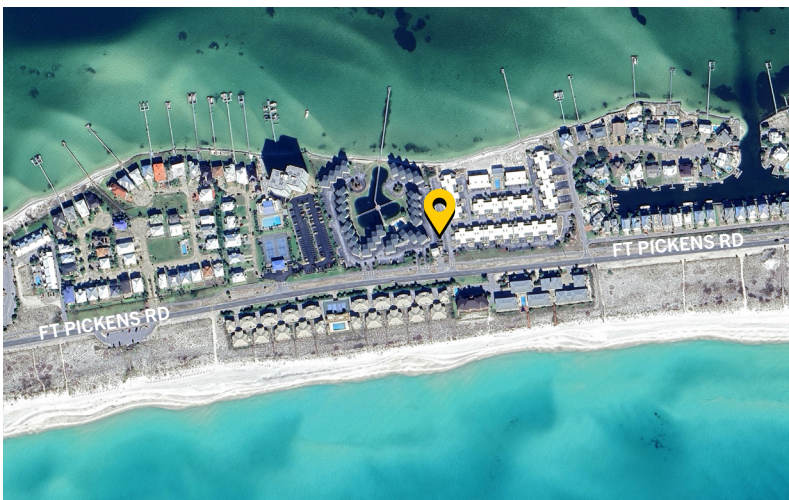


## FOR SALE

### RARE COMMERCIAL BUILDING ON PENSACOLA BEACH

Exceptional opportunity to own a highly visible coastal property along iconic Fort Pickens Road. Located in the heart of Pensacola Beach, this versatile property offers strong potential for a variety of commercial or mixed-use applications, including retail, hospitality, office, or redevelopment.

Positioned just steps from the sugar-white sands of the Gulf and surrounded by high tourist traffic, this site benefits from consistent year-round visibility and seasonal peak demand. The property's strategic location provides easy access to Gulf Islands National Seashore and is a short drive from downtown Pensacola.



### PROPERTY DETAILS

**LISTING TYPE:** Commercial, Mixed-Use Investment Opportunity

**STATUS:** Active

**BUILDING SIZE:** 1,350 Sq Ft

**LOT SIZE:** 0.06 Acres (2,500 Sq Ft)

**ZONING:** HDR/C-PB

**YEAR BUILT:** 1986



## PROPERTY HIGHLIGHTS

- Prime frontage on Fort Pickens Rd with excellent exposure
- Strong daily traffic counts and tourism-driven foot traffic
- Flexible HDR/C-PB zoning allows for multiple commercial uses (buyer to verify)
- Close proximity to beaches, resorts, restaurants, and recreational amenities
- 2,500 SF lot with redevelopment potential (buyer to verify)
- Ideal for redevelopment, vacation rental business, boutique retail, or office use

