

FREESTANDING - INCOME PRODUCING SHOWROOM / WAREHOUSE INDUSTRIAL PROPERTY FOR SALE

431 Racetrack Road Northwest, Fort Walton Beach, FL 32547

TAYLORALLEN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	5,670 SF
Lot Size:	0.37 Acres
Price / SF:	\$132.28
Cap Rate:	8.32%
NOI:	\$62,370
Renovated:	2025
Market:	North Fort Walton Beach

PROPERTY OVERVIEW

Freestanding, Income producing asset occupied by Wesco Gas. They are a successful regional tenant servicing Propane Gas needs for the area. They have 12 total stores open in the Southeast. Highly visible location along Racetrack Road in Fort Walton Beach, FL. This freestanding building has great curb appeal and is very functional for many different business types. Glass storefront with open showroom, new LVP flooring, several offices, kitchen/ break area, 2 restrooms and rear warehouse with two roll up doors. Nice amount of parking to allow for large trucks & trailers. Fenced in rear lot for outdoor storage. Building make up is roughly 2,500 SF showroom / office and 3,000 SF warehouse.

PROPERTY HIGHLIGHTS

- Freestanding office / showroom / warehouse building with great visibility!
- Solid regional tenant paying \$11/SF Triple Net.

For More Information:

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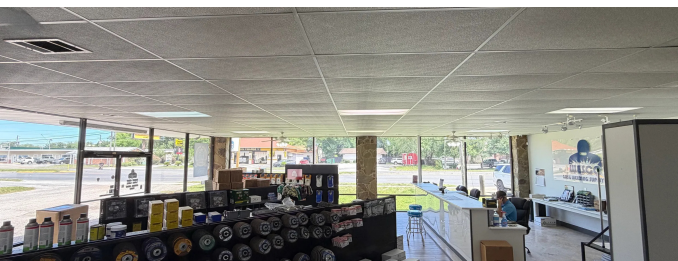
1219 Airport Road | Destin, FL 32541
taylorallenllc.com

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ADDITIONAL PHOTOS

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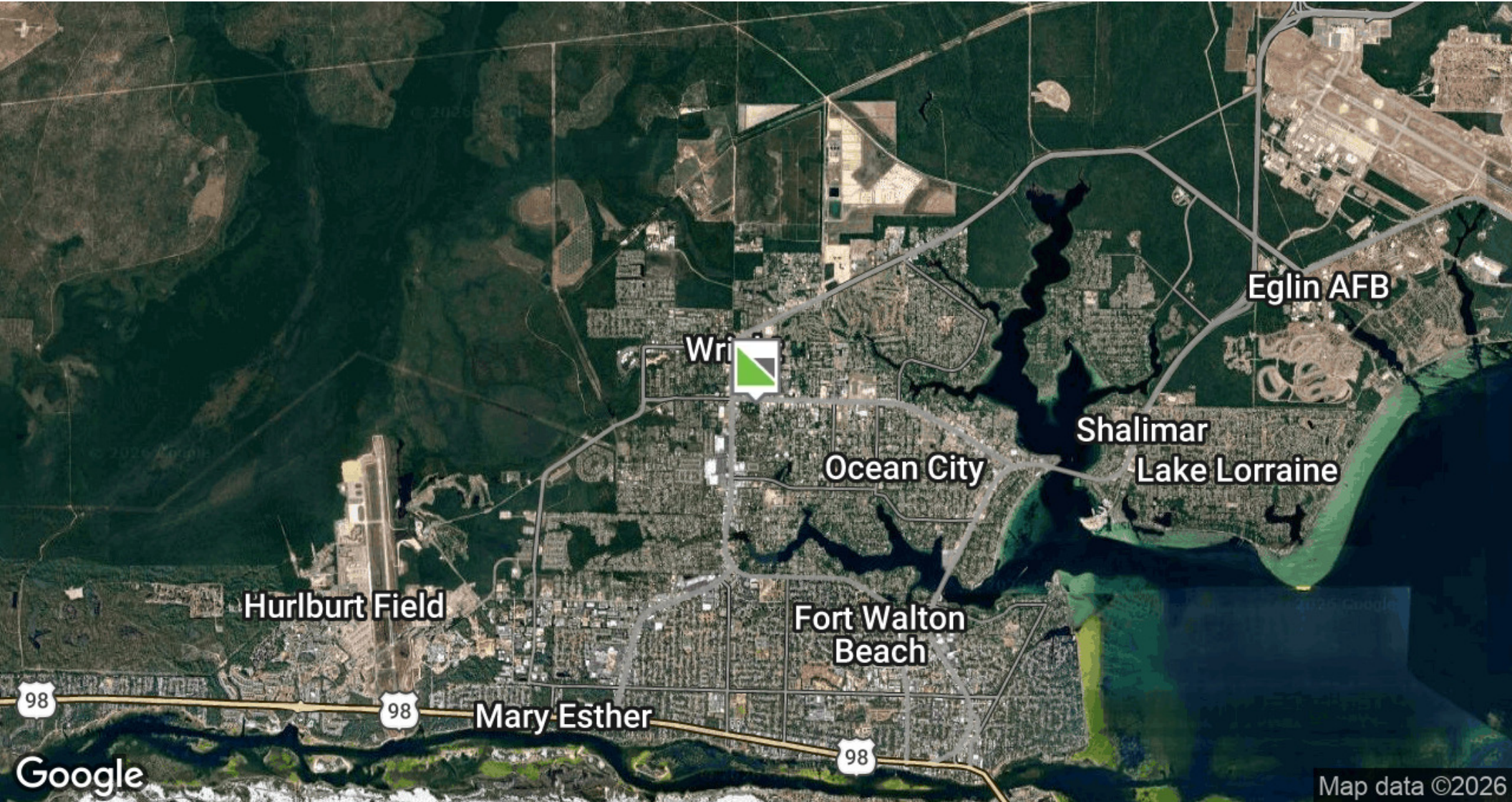
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LOCATION MAP

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Wesco	5,670 SF	100%	\$11.00	\$11	-	\$62,370	12.1.2025	12.1.2029
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		5,670 SF	100%	\$11.00	\$11	\$0.00	\$62,370		
AVERAGES		5,670 SF	100%	\$11.00	\$11		\$62,370		

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