



16 W LA RUA

16 WEST LA RUA STREET, PENSACOLA, FL 32501



PROPERTY DESCRIPTION

Step into a piece of history with this charming 3,038 SF historic building, built in 1900 and enriched with character. Zoned PR-2, it promises versatile usage, perfectly suited as an office, creative, or loft space. Bask in the prime location it occupies in the heart of the Pensacola area, offering endless investment potential. This property beautifully blends historic architecture with modern possibilities, presenting rich potential for adaptation. Embrace the opportunity to make your mark on this historic gem, carving out your vision for its vibrant future.

PROPERTY HIGHLIGHTS

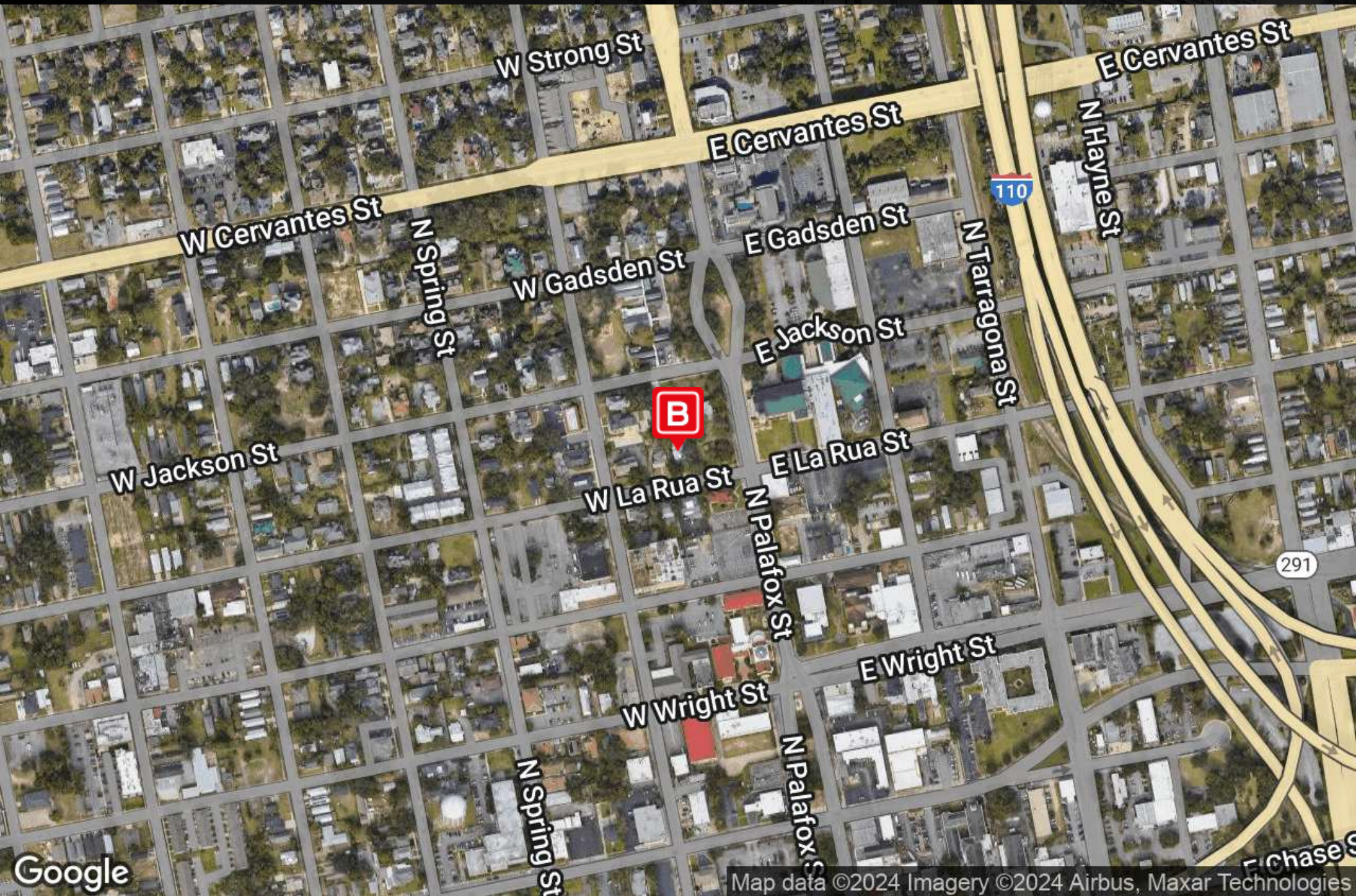
- 3,038 SF historic building
- Built in 1900, brimming with character
- Zoned PR-2 for versatile usage
- Ideal for office, creative, or loft space
- Historic architecture with modern possibilities

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	0.258 Acres
Building Size:	3,038 SF
Zoning	PR-2
Property Type	Office
Traffic Count	7,200











POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	504	1,787	8,418
Average Age	43	43	44
Average Age (Male)	41	42	42
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	817	3,829
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$80,585	\$82,831	\$78,480
Average House Value	\$444,778	\$459,821	\$442,969

Demographics data derived from AlphaMap

**ROBERT BELL****Partner, Senior Advisor , & Property Manager**

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PROFESSIONAL BACKGROUND

Rob Bell is the Vice President and Senior Advisor of Bellcore Commercial. Bellcore Commercial is a full-service commercial real estate firm offering a wide range of diversified real estate services, including, but not limited to, investment sales, leasing, tenant representation, and asset management.

Rob has earned a distinguished reputation with over 20+ years of experience and is nationally recognized as a top producer in the commercial real estate industry. Prior to starting Bellcore Commercial, Rob sold his brokerage, John S. Carr & Associates, to an affiliate of Berkshire Hathaway in 2015. Rob brought his unique sales approach, marketing capabilities, and competitiveness to one of the largest real estate companies in the world. Under Berkshire, Rob was a member of the President's Circle every year, and globally ranked in the top 5% of commercial sales and leasing year after year. Bellcore Commercial offers the catalytic foundation needed for the long-term future growth of the company, team, and its leaders.

Bellcore Commercial is founded on the model that great deals are not measured with money; they are brokered with the foundation of great relationships. At Bellcore, our success is striving for our core principles; leadership, customer loyalty, client success, and integrity.

EDUCATION

Mr. Bell attended the University of Alabama in Tuscaloosa and holds his Bachelor of Science degrees in Business Administration and Finance from the University of West Florida.

MEMBERSHIPS

Mr. Bell is a member of many prominent industry organizations including NAIOP – Commercial Real Estate Development, International Council of Shopping Centers, National Association of Realtors, Florida Association of Realtors, and Pensacola Association of Realtors, and ARVC National RV Park Association, to name a few.

A graduate of the 2005 Leadership Pensacola Class, Mr. Bell has been an active volunteer in multiple civic and charitable organizations including the Pensacola Little Theater, Coastal Conservation Association, and Big Brothers Big Sisters.

Bellcore Commercial
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