

**800661 Public Report - Commercial for Sale - Active****\$2,800,000**

**Property Name:** The Club Rehab Center  
**Address:** 1230 Crane Cove Boulevard, Gulf Breeze, FL 32563  
**County:** Santa Rosa  
**Area:** 11 - Navarre/Gulf Breeze  
**Sub Area:** 1106 - Midway/Tiger Point  
**Parcel ID:** 31-2S-28-0000-01801-0000

**Property Type:**  
**List Price Sqft:**  
**Lot Frontage:** 380  
**Construction Status:** Existing



**Directions:** Four miles west of Pensacola Beach Bridge on the south side of Gulf Breeze Parkway. Google 1230 Crane Blvd, Gulf Breeze, FL

**Legal Description:** PARCEL B: COM NW SEC CORN THN S3 30'0E 165.13 FT TO A PT ON S R/W OF SR#30 (US HWY 98) THN CONT 300 FT TO POB THN N73 04'58E 338.19 FT THN S3 33'0E 978.28 FT THN S84 35 '45W 330 FT TO W SEC LN THN N3 30'0W ON W LN 910.77 FT TO POB & WITH A PERPETUAL ESMNT FOR INGRESS/EGRESS & UTILITY OVER & ACROSS THAT PORT OF PARCEL C CRANE COVE SUB OF A PORT OF 36-2S-29 (PB G PG 21) AS DES IN OR 3660 PG 783 (INC

**Remarks:** The property used to operate as a Health, Fitness, Tennis, Physical Therapy, and Medical Facility that was formerly owner occupied who also leased all of the medical and physical therapy space to Sacred Heart Hospital. The subject property consists of 41,151 sqft of heated and cooled space with several office suites, bathrooms, shower, and locker room facilities, indoor and outdoor Olympic size pools, and large second floor fitness, yoga, and spin cycle area looking over a large interior atrium and outdoor (Hydro Grid Clay) tennis courts.

**Description:**

<b>Lot Dimensions:</b> 380x1200	<b>Vacant:</b> Yes	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acres:</b> 9.51	<b>Immediate Occupancy:</b> Yes	<b># of Units:</b>	<b>Avg % Occupancy:</b>
<b>Lot SqFt:</b> 456,000	<b>Future Land Use:</b>	<b># of Units:</b>	<b>Rail?:</b>
<b>Lot Depth:</b> 1,200	<b>Waterfront:</b>	<b># of Units:</b>	<b># Ground Level Doors:</b>
<b>Zoning:</b> Commercial		<b>Vacancy Rate:</b>	<b># Dock High Doors:</b>
		<b>Vacancy Rate:</b>	
		<b>Vacancy Rate:</b>	
		<b># of Floors:</b>	
		<b>Sprinklers?:</b>	

<b>Scheduled Income:</b>	<b>Cash Flow:</b>	<b>Expenses/Unit:</b>
<b>Actual Gross Income:</b>	<b>Cap Rate:</b>	<b>Expenses/SqFt:</b>
<b>Expenses:</b>	<b>Actual Gross Income:</b>	
<b>Net Operating Income:</b>	<b>CAM:</b>	
	<b>CAM Per:</b>	

**Listing Office:**NBI Properties Inc ENBI  
**Co-listing Office:**  
**As Is:** Yes

**Agent Ph:**                      **Sale Type:**Seized

**List Price:** \$2,800,000

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