

**800661 Public Report - Commercial for Sale - Active** **\$2,950,000**

<b>Property Name:</b>	The Club Rehab Center	<b>Property Type:</b>	
<b>Address:</b>	1230 Crane Cove Boulevard, Gulf Breeze, FL 32563	<b>List Price Sqft:</b>	
<b>County:</b>	Santa Rosa	<b>Lot Frontage:</b>	380
<b>Area:</b>	11 - Navarre/Gulf Breeze	<b>Construction Status:</b>	Existing
<b>Sub Area:</b>	1107 - Gulf Breeze		
<b>Parcel ID:</b>	31-2S-28-0000-01801-0000		

**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>Acreage:</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>	

<b>Listing Office:</b> Nbi Properties Inc ENBI	<b>Agent Ph:</b>	<b>Sale Type:</b> Seized
<b>Co-listing Office:</b>		
<b>As Is:</b> Yes		

**List Price:** \$2,950,000

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. All the listing data, images, or other materials contained in the ecn.flexmls.com site are the copyrighted (©2015 ECARMLS) and confidential material of the Emerald Coast Association of Realtors Multiple Listing Service, Inc. (ECARMLS). Such information cannot be duplicated or distributed in any manner without the express written consent of ECARMLS. Prepared by Craig S Barrett, Nbi Properties Inc on Tuesday, October 16, 2018 3:12 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.