

**806490 Public Report - Commercial for Sale - Active****\$590,000**

**Property Name:** Commercial Waterfront  
**Address:** 3611 W Navy Boulevard,  
Pensacola, FL 32507  
**County:** Escambia  
**Area:** 08 - Pensacola  
**Sub Area:** 0810 - Cordova West  
**Parcel ID:** 382S303100000000

**Property Type:** Commercial  
**List Price**  
**Sqft:**  
**Waterfront** 180  
**Feet:**



**Directions:** Located at the corner of Pinewood and Navy Blvd  
**Legal Description:** BEG AT NE COR OF LT 12 BLK 3 WESTERLY HTS PB 2 P 14 N 79 DEG 25 MIN E ALG S LI OF BLVD 486 5/10 FT FOR POB S ON E LI...

**Remarks:** 1.9 acre deep waterfront property at the corner of Navy Blvd and Pinewood lane, small structure on the property 3300 SF building  
**Description:**

<b>Lot Dimensions:</b>	<b>Vacant:</b>	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acreage:</b> 1.9	<b>Immediate Occupancy:</b>	<b># of Units:</b>	<b>Avg % Occupancy:</b>
<b>Lot SqFt:</b>	<b>Future Land Use:</b>	<b># of Units:</b>	<b>Rail?:</b>
<b>Lot Depth:</b>	<b>Waterfront:</b> Bayou; Waterfront Feet: 180	<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:** Nbi Properties Inc  
**As Is:** Yes

**Agent Ph:**  
**Sale Type:** Real Estate Owned

**List Price:** \$590,000

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