

**806498 Public Report - Commercial for Sale - Active****\$1,775,000**

**Property Name:**  
**Address:** 6400 N W Street, Pensacola, FL 32505  
**County:** Escambia  
**Area:** 08 - Pensacola  
**Sub Area:** 0821 - Warrington  
**Parcel ID:** 381S303001000022

**Property Type:**  
**List Price Sqft:**



**Directions:** Located near intersection N W Street and Marcus Pointe  
**Legal Description:** PARCEL 12 BEG AT SW COR OF LT 3 N 19 DEG 22 MIN W ALG W LI 283 FT N 54 DEG 5 MIN E 1667 37/100 FT TO SWLY R/W LI OF...

**Remarks:** 12033 SF building sitting on 2 Acres on North W Street near West Florida Medical  
**Description:**

<b>Lot Dimensions:</b>	<b>Vacant:</b> Yes	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acreage:</b> 2.08	<b>Immediate Occupancy:</b> Yes	<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>	<b># of Units:</b>	<b># Ground Level Doors:</b>
<b>Zoning:</b>		<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      **Agent Ph:**      **Sale Type:**Real Estate Owned  
**Co-listing Office:**Nbi Properties Inc  
**As Is:** Yes

**List Price:** \$1,775,000

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