

810136 Public Report - Commercial for Sale - Active**\$340,000**

Property Name:
Address: 1000 Crosson Street, Crestview, FL 32536
County: Okaloosa
Area: 25 - Crestview Area
Sub Area: 2502 - Crestview Southwest
Parcel ID: 29-3N-23-0000-0025-0160

Property Type: Commercial
List Price
Sqft:



Directions: TRAVELING NORTH ON STATE ROAD 85, PROPERTY IS JUST NORTH OF INTERSTATE 10 ON THE LEFT OR WEST SIDE OF 85.

Legal Description: PARCELS A, B, AND C AS DES INOR BK 2735 PG 1927 LESS PART SOLD TO LOWE'S AND LESS CITY PONDS AS ORBK 2993 PG 1856

Remarks: 4.23+/- acre tract, which located at a transition point between a near fully developed medical office park, and a predominantly undeveloped large tract, super center tract. It is isolated from much of the parent tract, by intervening wetland and bottom area, but has paved road frontage and provides enough unimpeded width by depth, such that a structure could be built, assuming proper site engineering provides for suitable erosion control and perhaps some retaining wall construction to support the downhill side of the property. The adjacent medical office park is a legally permissible use, which has met with good market acceptance, and is obviously gainfully occupied at near full occupancy.

Description:

Lot Dimensions:	Vacant:	# of Units:	# of Rooms:
Acage: 4.23	Immediate Occupancy:	# of Units:	Avg % Occupancy:
Lot SqFt:	Future Land Use:	# of Units:	Rail?:
Lot Depth:	Waterfront:	# of Units:	# Ground Level Doors:
Zoning:		Vacancy Rate:	# Dock High Doors:
		Vacancy Rate:	
		Vacancy Rate:	
		# of Floors:	
		Sprinklers?:	

Scheduled Income:**Cash Flow:****Expenses/Unit:****Actual Gross Income:****Cap Rate:****Expenses/SqFt:****Expenses:****Actual Gross Income:****Net Operating Income:****CAM:****CAM Per:****Listing Office:**NBI Properties Inc ENBI**Agent Ph:****Sale Type:****Co-listing Office:**NBI Properties Inc**As Is:** No**List Price:** \$340,000

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