

**810142 Public Report - Commercial for Sale - Active****\$685,000**

**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:** 9.75+/- acre tract, which located on somewhat of an upland island. The property is located just south of a medical office park, and behind intense commercial development along Highway 85, within a predominantly undeveloped large, super center tract, now primarily developed with a Lowes, and the remainder site of a former large-scale flea market. Based on the more limited direct road frontage, necessary for higher intensities of commercial use, a lower intensity of use, such as office, or multi-family is a reasonable alternate, which would blend with surrounding development, and benefit from full on-going occupancy of surrounding multi-family, apartment type uses.

**Description:**

<b>Lot Dimensions:</b>	<b>Vacant:</b>	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acreeage:</b> 9.75	<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>	<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>	

**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:** \$685,000

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RASBERRY RD

STATE ROAD 8

STATE ROAD 85

BROOKMEADE DR

TRENTON AVE

HOSPITAL DR

WAL-MART DR

RUBY LN

INCOLE LN

OAK TERRACE DR

WILL 20ND CV

COVELL RD

E REDSTONE AVE

BANNER CT

GOODWIN AVE

MEDCREST DR

PHYSICIAN'S DR

SOLD

SOH ST

WEDGE AVE

MALIBU ST

JUCE GREGORY WAY

4B

4A

4A

5

3

2

1

M

AFF

SEA