

## UNIQUE PANHANDLE PROPERTIES [debbie@uniquepanhandleproperties.com](mailto:debbie@uniquepanhandleproperties.com) Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Commercial Sales - Land

<b>ML:</b> 529288m	<b>ListPrice:</b> \$2,800,000
<b>Status:</b> Active Last Change: 01/04/2010	<b>Sale Type:</b> As Is, REO
<b>PropName:</b> THE VILLAGE @ BLUE MOUNTAIN BEACH	<b>Property Type:</b> Commercial, Retail
	<b>Unit SqFt:</b>
<b>Location:</b> 00 W. CO HWY 30-A	<b>Price/Unit: Price/Sq Ft:</b>
SANTA ROSA BEACH, FL	<b>Building Sq Ft:</b>
<b>ZipCode:</b> 32459	<b>Frontage:</b>
<b>County:</b> WALTON	<b>WF Feet:</b>
<b>MainArea:</b> 17 South Santa Rosa Beach	<b>Acrage:</b> 2.51
<b>SubArea:</b> 03 HWY 393 TO HWY 83	<b>YearBuilt:</b>
<b>ParcelID:</b> 01-3S-20-34000-009-0070	<b>Const Status:</b> N/A
<b>Directions:</b> Located across from The Retreat on the west end of Hwy 30-A.	

Click photo to enlarge or view multi-photos.



BANK OWNED! Incredible opportunity along 30-A. Rarely does a piece of land like this come available. Property can be split into 2 separate parcels: Parcel A - 1.17 +/- acres \$1,300,000 Parcel B - 1.36 +/- acres \$1,500,000 Both parcels zoned commercial. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

Active Development Order : Y

Development Order Details : CALL AGENT FOR DETAILS.

<b>Lot Dimensions:</b>	<b>Vacant?</b> Y	<b>#Units/Pads:</b>	<b># of Rooms:</b>
<b>Lot Sq Ft:</b>	<b>ImmediateOcc?</b> Y	<b>Vacancy Rate:</b>	<b>Avg % Occupancy:</b>
<b>Lot Depth:</b>	<b>Office Sq Ft:</b>	<b># of Floors:</b>	<b>Rail?</b>
<b>Zoning:</b> WF	<b>GulfFrntDesc:</b> FutLandUse:	<b>Sprinklers?</b>	<b>DockHigh</b>
<b>Description:</b>		<b>Doors-GrndLvl:</b>	

LoopNet:

Site Information:

Lease Information:

Tenant Information:

<b>Scheduled Income:</b>	<b>CAP Rate:</b>	<b>LO:</b>	<b>SaleType:</b> As Is, REO
<b>Gross Income:</b>	<b>GRM:</b>		<b>LstOff:</b> EBF1 Beach Properties of Florida LLC
<b>Expenses:</b>	<b>CAM:</b> per		
<b>Net Op Income:</b>	<b>Exp/Unit:</b>	<b>Exp/SqFt:</b>	
<b>Cash Flow:</b>	<b>Expense Types:</b>		

All information in this listing, including but not limited to square footage, room dimensions and lot size is approximate and not exact. Buyers are expected to verify any specific information prior to signing any contract. Neither the Emerald Coast Association of Realtors nor any Realtor is liable for any inaccuracies herein. Copyright: 2010 by the Emerald Coast Association of Realtors

LISTINGS PREPARED BY DEBBIE ORR CELL: 727-487-3532 UniquePanhandleProperties.com <http://twitter.com/BchForeclosures>

Prepared by Deborah Orr of Unique Panhandle Properties on 4/15/2010 4:13:22 PM