

## 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

**ML:** 530054pd **ListPrice:** \$14,840,000  
**Status:** Active **Last Change:** 03/21/2010 **Sale Type:** As Is, REO  
**PropName:** **Property Type:** Commercial

**Location:** 0 FRONT BEACH RD

PANAMA CITY BEACH, FL

**ZipCode:** 32408**County:** BAY**MainArea:** 27 Bay County**SubArea:** 07 BEACH EAST OF HWY 79**ParcelID:** 34068-000-000**Const Status:** N/A

**Directions:** Located at the the intersection of Clara Ave and Hutchinson/Middle Beach Rd. Property extends south on Clara to Front Beach Road and includes the strip center just east of the intersection at Front Beach Road. Offers road frontage on Hutchinson Road, Clara Ave and Front Beach Road. Large sign in place.

Click photo to enlarge or view multi-photos.



BANK OWNED - OWNER FINANCING FOR QUALIFIED BUYER (10% down 7 year balloon 25 year am at 5% interest rate)- POSSIBLE JOINT VENTURE - ZONED T-3 (Tourist District 3). The property consists of two each mixed-used zoned parcels, #34068-000-000 and 34095-000-000, comprising a total of 29.92 acres. Strip Center on the south side was constructed in 1972. Call for details. Buyer responsibility to verify all information, square footage, lot dimensions, current zoning and future uses. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

**Active Development Order :** Y**Development Order Details :**

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

**LoopNet:** 512-Land Commercial/Other (Land)

11002-Shopping Center Convenience/Strip Center

**Site Information:****Lease Information:****Tenant Information:**

<b>Scheduled Income:</b>	<b>CAP Rate:</b>	<b>LO:</b>	<b>Sale Type:</b> As Is, REO
<b>Gross Income:</b>	<b>GRM:</b>		<b>LstOff:</b> EP29 Pelican Real Estate
<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://UniquePanhandleProperties.com) <http://twitter.com/BchForeclosures>  
 Prepared by Deborah Orr of Unique Panhandle Properties on 4/15/2010 4:29:26 PM