

UNIQUE PANHANDLE PROPERTIES debbie@uniquepanhandleproperties.com Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Commercial Sales - Office

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ML: 528573m	ListPrice: \$295,000
Status: Active Last Change: 12/22/2009	Sale Type: As Is, REO
PropName:	Property Type: Low Rise
	Unit SqFt:
Location: 125 MIRACLE STRIP PKWY	Price/Unit: Price/Sq Ft:
MARY ESTHER, FL	Building Sq Ft: 2200
ZipCode: 32569	Frontage: 88
County: OKALOOSA	WF Feet:
MainArea: 12 Fort Walton Beach	Acreage: 0.43
SubArea: 04 MARY ESTHER/EAST OF HURLBURT	YearBuilt: 1965
ParcelID: 16-2S-24-1710-000A-007A	Const Status: Existing
Directions: From the corner of Hwy 98 and Mary Esther Cutoff go west 1/4 mile. Property is on the south side of Highway 98 (just west of Open RV and across street from Daddy's BBQ).	



Bank Owned! Great price for stand-alone building with Hwy 98/Mary Esther frontage! Building is vacant and ready for new owner. 88' on Highway 98 zoned C-2 (General Commercial - outside display allowed). In rear of building is 100 ft plus in depth for additional parking, storage or additions. This property fronts a side street shared by only 4 property owners. Property would work well as retail, office or restaurant. Building is divided into several private offices plus several open areas that could also be divided. Front waiting area, lots of storage and two updated bathroom areas. Flooring and hardwood floors recently replaced/refinished in much of the main areas. Good location - close proximity to Mary Esther shopping, mall, restaurants. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

Active Development Order : N
Development Order Details :

Lot 88X215X88X216	Vacant? Y	#Units/Pads: 1	# of Rooms:
Dimensions:	Immediate Occ? Y	Vacancy Rate:	Avg % Occupancy:
Lot Sq Ft: 18920	Office Sq Ft:	# of Floors:	Sprinklers?
Lot Depth: 216	GulfFrntDesc:FutLandUse:	Rail?	
Zoning: C2 GENERAL COMMERCIAL		Doors-GrndLvl:	DockHigh
WF Description:			

LoopNet:	802-Office Office Building	915-Retail-Commercial Vehicle Related	914-Retail Commercial Street Retail
	908-Retail-Commercial Restaurant	916-Retail-Commercial Other	913-Retail-Commercial Free -Standing Building

Site Information:
Lease Information:
Tenant Information:

Scheduled Income:	CAP Rate:	LO:	SaleType: As Is, REO
Gross Income:	GRM:		LstOff: EFAC SeaHorse Realty Inc
Expenses:	CAM: per		
Net Op Income:	Exp/Unit:	Exp/SqFt:	
Cash Flow:	Expense Types:		

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

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