

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

Commercial Sales - Land

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ML: 526105p **ListPrice:** \$2,100,000

Status: Active **Last Change:** 04/14/2010 **Sale Type:** As Is, REO

PropName: PERDIDO MOSIAC **Property Type:** Commercial, Office, Retail,
 Commercial, Other (See Agent Notes)

Unit SqFt:

Location: 16280 PERDIDO KEY DR **Price/Unit: Price/Sq Ft:** \$13.62

PERDIDO KEY, FL **Building Sq Ft:**

ZipCode: 32507 **Frontage:** 238

County: ESCAMBIA **WF Feet:** 273

MainArea: 08 Pensacola **Acreage:** 3.54

SubArea: 1301 - Perdido Key **YearBuilt:**

ParcelID: 064S320850000000 **Const Status:** Proposed

Directions: NORTH SIDE OF PERDIDO KEY DRIVE DIRECTLY ACROSS THE STREET FROM
 THE EDEN CONDOMINIUMS ON THE ISLAND OF PERDIDO KEY...



BANK OWNED PARCEL IDEALLY SITUATED ON THE INTRACOASTAL WATERWAY WITH 273 FEET OF DEEP WATER FRONTAGE AND 238 FEET OF ROAD FRONTAGE ... ZONED C-1PK, PERDIDO KEY COMMERCIAL DISTRICT ... PREVIOUS DEVELOPMENT ORDER FOR 33,000 SQUARE FEET OF COMMERCIAL AND OFFICE SPACE ... PLANS INCLUDED A 37 SLIP MARINA AND A 9 UNIT CONDO DEVELOPMENT. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

Active Development Order : N
Development Order Details :

Lot 238X647X273X721	Vacant? Y	#Units/Pads:	# of Rooms:
Dimensions:	ImmediateOcc?Y	Vacancy Rate:	Avg % Occupancy:
Lot Sq Ft: 154	Office Sq Ft:	# of Floors:	
Lot Depth: 684	GulfFrntDesc:FutLandUse:	Sprinklers?	Rail?
Zoning: C-1PK		Doors-GrndLvl:	DockHigh
WF DEEP WATER			
Description:			

LoopNet: 508-Land Retail (Land) 504-Land Multi-Family (Land) 505-Land Office (Land)

Site Information:
Lease Information:
Tenant Information:

Scheduled Income:	CAP Rate:	LO:	SaleType: As Is, REO
Gross Income:	GRM:		LstOff: EMAX RE/MAX Coastal Properties
Expenses:	CAM: 0.00 per		
Net Op Income:	Exp/Unit:	Exp/SqFt:	
Cash Flow:	Expense Types:		

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