

# \$860,000 - 9200 Bowman Ave, Pensacola

MLS® #656483

**\$860,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.29 Acres

None, Pensacola, FL

PRIME ACREAGE IN THE HEART OF PENSACOLA'S FUTURE GROWTH CORRIDOR! Just over 4 acres of opportunity, zoned Heavy Commercial/Light Industrial, with endless potential for development. Lot measures 290x635'. Strategically located just off Nine Mile Road, one of Pensacola's fastest-growing areas, and less than five minutes to doctors, emergency and rehab facilities, retail, dining, grocery, and more! The property includes an old homestead built in 1958, approximately 2,200 square feet, featuring 3 bedrooms, 1.5 baths, a garage, and a unique fallout shelter (access permitted only by listing agent). A barn and other structures are also on site. Natural gas is available, and sewer is accessible approximately 300 feet away on Nine Mile Road. Great location for a nursing home, assisted living facility, multi-family, affordable housing or a warehouse. Combo lockbox on the right side of the fence at the gate; padlock key to the gate and house key are included. House is vacant. Don't miss this prime investment opportunity in a rapidly expanding market.



## Essential Information

MLS® #	656483
Price	\$860,000
Bathrooms	0.00

Acres	4.29
Type	Land
Sub-Type	Land/Acreage
Status	Active

### **Community Information**

Address	9200 Bowman Ave
Subdivision	None
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32534

### **School Information**

Elementary	Lincoln Park
Middle	BEULAH
High	Tate

### **Listing Details**

Listing Office	GUNTHER PROPERTIES, LLC
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