

# \$599,000 - 4 Wharf Ave, Pensacola

MLS® #662992

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.13 Acres

Muscogee Wharf, Pensacola, FL

Beautiful high elevation waterfront lot available in historic gated downtown Muscogee wharf subdivision originally dating back to 1800s! Lot has approx. 14ft elevation, with 100 yr steel seawall. HOA Plans and permit available for 13 deep water boat slips ( each owner) to be built at the subdivision pavilion. Per US Army corps of engineers permitting dept. Lot has unobstructed views of downtown Pensacola and Pensacola bay from front and rear. No lots across the street to obstruct views. Build your dream home up to 55ft height allowance, from 2500 sf to well over 6000+ sq ft in 30A style. Alys beach or rosemary beach style,,,brick or stucco! Lot has never flooded and lot ready to build. Excellent fishing from pavilion with 12 ft depth. A fantastic value at only 599k. Building Lot in x flood zone. See survey.



## Essential Information

MLS® #	662992
Price	\$599,000
Bathrooms	0.00
Acres	0.13
Type	Land
Sub-Type	Residential Lots
Status	Active

## Community Information

Address	4 Wharf Ave
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Subdivision	Muscogee Wharf
City	Pensacola
County	Escambia - Fl
State	FL
Zip Code	32502

### Amenities

View	Bay, Water
Is Waterfront	Yes
Waterfront	Bay, Waterfront, Rip Rap

### Exterior

Lot Description	Cleared
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### School Information

Elementary	Suter
Middle	WORKMAN
High	Pensacola

### Additional Information

Zoning	City,Deed Restrictions,Res Single
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### Listing Details

Listing Office	RE/MAX America's Top Realty
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