

\$1,650,000 - 668 72nd Ave, Pensacola

MLS® #667452

\$1,650,000

0 Bedroom, 12.00 Bathroom,
Residential Income on 0.00 Acres

None, Pensacola, FL

3 Quadraplex Units (12 total units) with income in the range of \$180,000 annually w/ potential for more * Most units have been updated with some having major updates or modifications to make them more desirable and modern, not to mention many new features like roofs, a/c units, etc. * We have a pdf attached to this listing that details the rent being collected on each unit...leases will be provided upon an offer being made * All units are currently under strict, lawyer-executed leases with each tenant paying a "utility fee" monthly that adds to the overall profitability of the overall complex * Please see a copy of the map that shows what is owned - but essentially you will own 3/4 of the cul-de-sac, including the private parking lot which has been recently completely paved and is in excellent condition. * There is an additional vacant lot in the complex that is owned by the Listing Broker and can be purchased separately, or part of the transaction, should the buyer so choose to purchase - the zoning can easily be changed to allow the Buyer to build up to a 10 story building with approx 40 units total! Or simply build a 2-3 story building with another 8-12 units. The addtl lot can be purchased for \$75k. *** 2 of the quads (8 units) have 1 BR / 1 BA units with 1 quad (4 units) having 2 BR / 1 BA units. * The 1 BR units rent for almost as much as the 2 BR meaning one can probably raise the rents on the 2 BR units.

Built in 1982



Essential Information

MLS® #	667452
Price	\$1,650,000
Bathrooms	12.00
Full Baths	12
Acres	0.00
Year Built	1982
Type	Residential Income
Sub-Type	Other
Status	Active

Community Information

Address	668 72nd Ave
Subdivision	None
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32506

Amenities

Parking	2 Space/Unit
Waterfront	None
Has Pool	Yes
Pool	None

Interior

Interior Features	Bookcases
Appliances	Electric Water Heater, Dishwasher, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Stories	1
Stories	One, Two

Exterior

Lot Description	Interior Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	Navy Point
Middle	WARRINGTON
High	Escambia

Additional Information

Zoning	County,Res Multi
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Listing Details

Listing Office	MARK DOWNEY & ASSOCIATES, INC.
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