

\$649,900 - 315 N Pace Blvd, Pensacola

MLS® #670630

\$649,900

6 Bedroom, 4.00 Bathroom,
Residential Income on 0.00 Acres

None, Pensacola, FL

Includes the entire building with BOTH UNITS, 3 beds 2 baths PER UNIT! Investors, this duplex with a projected gross monthly rent of \$4,400 is 3 blocks from the historic St. John's Cemetery near Downtown Pensacola and 1 mile from the bay! Separate electric and water meters for both units make billing easy. No carpet! Off-street parking! Spray foam insulation in the 2"x6" exterior walls, roof, and floor joists reduces noise and utility bills. All appliances are electric including the heat pumps for energy efficiency and the 50-gallon water heaters for long showers. Insulated doors and low-E glass further reduce noise and utility bills. You can appreciate the simple gable roof design with minimal penetrations when it is time to replace the architectural shingles. This duplex has three private parking spaces. 1-year builder warranty from the date on the certificate of occupancy. Constuction is expected to be complete with a certificate of occupancy at the end of September 2025. Survey and building plans available. Live in one unit and lease the other. Call now to schedule your showing today!

Built in 2025

Essential Information

MLS® #	670630
Price	\$649,900
Bedrooms	6



New Construction Duplex

Certificate of Occupancy Expected End of
September 2025



Bathrooms	4.00
Full Baths	4
Acres	0.00
Year Built	2025
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	315 N Pace Blvd
Subdivision	None
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32505

Amenities

Parking	Parking Lot
Waterfront	None
Has Pool	Yes
Pool	None

Interior

Interior Features	Ceiling Fan(s), High Ceilings, High Speed Internet, Recessed Lighting
Appliances	Water Heater, Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Refrigerator
Heating	Multi Units, Heat Pump, Central
Cooling	Ceiling Fan(s), Multi Units, Heat Pump, Central Air
# of Stories	2
Stories	Two

Exterior

Lot Description	Central Access
Windows	Double Pane Windows, Shutters
Roof	Shingle, Gable
Foundation	Slab

School Information

Elementary	Global Learning Academy
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Middle	WARRINGTON
High	Pensacola

Listing Details

Listing Office	LPT Realty
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