

# \$595,000 - 729 Lownde Ave, Pensacola

MLS® #671704

**\$595,000**

8 Bedroom, 4.00 Bathroom,  
Residential Income on 0.00 Acres

Beach Haven, Pensacola, FL

Well-built and uniquely private, this fourplex offers an incredible investment opportunity less than half a mile from Bayou Grande at the end of the road. Each unit features 2 bedrooms, 1 bathroom, durable tile flooring throughout, an open living/kitchen layout, and washer/dryer connections. Kitchens are designed with an island, tiled backsplash, dishwasher, electric range, and refrigerator. Three of the units also include owner-supplied stackable washer/dryers that will convey with the sale. Currently, two units are leased at \$1,300 and \$1,400 per month, one is freshly vacant, and one is owner-occupiedâ€”making this an ideal scenario for a buyer looking to live in one unit and rent the others for additional income. Tenants pay their own electric and internet, keeping operating expenses low. The owner covers water, which averages under \$40/month in normal use, with higher bills of \$90â€”\$110 only when irrigation is in use, as well as common-area lighting (approx. \$65/month) and trash service (\$113/month). Recent upgrades include all new double-pane vinyl windows and sliding glass doors with a transferrable lifetime warranty, plus a full exterior paint job. A small storage space under the exterior stairs adds convenience, and block construction paired with tile interiors helps keep ongoing maintenance minimal. With immediate rental income in place, updated systems, and prime flexibility for owner-occupants or investors, 729 Lownde Ave is a rare find in todayâ€™s market.



Whether you’re looking to expand your portfolio or offset your housing costs by house hacking, this property delivers both stability and upside potential. The seller is open to owner financing with a reasonable down payment and acceptable interest rate.

Built in 1965

**Essential Information**

|            |                    |
|------------|--------------------|
| MLS® #     | 671704             |
| Price      | \$595,000          |
| Bedrooms   | 8                  |
| Bathrooms  | 4.00               |
| Full Baths | 4                  |
| Acres      | 0.00               |
| Year Built | 1965               |
| Type       | Residential Income |
| Sub-Type   | Quadruplex         |
| Status     | Active             |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 729 Lownde Ave |
| Subdivision | Beach Haven    |
| City        | Pensacola      |
| County      | Escambia - FL  |
| State       | FL             |
| Zip Code    | 32507          |

**Amenities**

|           |                 |
|-----------|-----------------|
| Utilities | Cable Available |
| Parking   | Parking Lot     |
| Has Pool  | Yes             |
| Pool      | None            |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Baseboards                                                          |
| Appliances        | Electric Water Heater, Built In Microwave, Dishwasher, Refrigerator |
| Heating           | Central                                                             |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 2           |
| Stories      | Two         |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Sprinkler, Rain Gutters |
| Lot Description   | Interior Lot                     |
| Windows           | Double Pane Windows, Blinds      |
| Roof              | Flat                             |
| Foundation        | Slab                             |

## School Information

|            |            |
|------------|------------|
| Elementary | Navy Point |
| Middle     | BAILEY     |
| High       | Escambia   |

## Additional Information

|        |           |
|--------|-----------|
| Zoning | Res Multi |
|--------|-----------|

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | KELLER WILLIAMS REALTY GULF COAST |
|----------------|-----------------------------------|

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