

# COMMERCIAL SPACE FOR SALE OR LEASE

20 E Belmont St.  
Pensacola, FL

## Asking Price:

- \$250,000  
Purchase
- \$20/psf NNN  
Lease

## Square Feet:

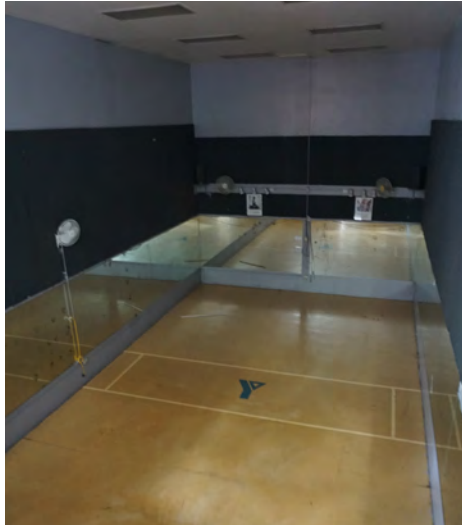
- 1,355-2,925

## Zoning:

- C-2

## Lot Size:

- 38'x150'



*proposed exterior renovation*

## Description:

- Commercial space in downtown Pensacola located just off Palafox Street.
- Over 20' ceiling height so approximately 1,000 SF of space could be added by installing a mezzanine level in the building.
- The space is currently 1,923 SF and is being offered "As Is" for \$250,000.
- The space is also available for lease. Spaces of 1,355 SF, 1,570 SF or 2,925 SF can be built to suit.



For more information:

Fred Gunther, CCIM

850.433.0666

fred@guntherproperties.com