

# 1800 N Pace Blvd

## 1800 N Pace Blvd, Pensacola, FL 32505

Listing ID: 30526694  
Status: Active  
Property Type: Retail-Commercial For Sale  
(also listed as Office)  
Retail-Commercial Type: Free-Standing Building, Garden Center  
Size: 16,000 SF  
Sale Price: \$495,000  
Unit Price: \$30.94 PSF  
Sale Terms: Cash to Seller, Purchase Money Mortgage

### Overview/Comments

The property occupies an entire block /corner from Pace Blvd and goes back to "N" Street and is bordered on the south by Avery St. (2 separate parcels under the same tax#). The main building along Pace Blvd was built in 1951 and the newer steel sided buildings in the rear were built in 2004. Inside you'll find a large 80' x 80' showroom with many other rooms used for Inventory storage. There is an area on the 2nd floor that was used many years ago for owner's quarters but is in disrepair today. Roof was replaced in 2004. The rear property behind the building is being used as a plant nursery with many fruit bearing species as well as a stand of Sugar Cane which they sell! The current use for the buildings is for display and storage of many types of artificial flowers and a mixture of various equipment and furniture that is for sale. They have been open for 20 years and the reason for selling is retirement. The inventory does not convey with the property but can be purchased separately. Information given in this listing is believed to be correct but should be confirmed by purchaser.



### More Information Online

<http://www.gulfcoastcmls.com/listing/30526694>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Escambia County	Property Use Type:	Business
Tax ID/APN:	172S301000013011	Building Name:	VNT Furnishings, Gift Shop & Flowers
Retail-Commercial Type:	Free-Standing Building, Garden Center, Mixed Use, Restaurant, Retail-Pad, Street Retail, Tavern/Bar/Nightclub, Other	Building/Unit Size (RSF):	16,000 SF
Zoning:	HC/LI	Land Area:	0.77 Acres
		Sale Terms:	Cash to Seller, Purchase Money Mortgage

### Area & Location

Retail Clientele:	General, Business	Traffic/Vehicle Count:	20,000
Property Located Between:	Cervantes St and Jordan St..	Highway Access:	From Avery St which connects to Pace Blvd on the south side of the building.
Property Visibility:	Excellent	Airports:	Pensacola International
Largest Nearby Street:	Pace Blvd		
Feet of Frontage:	138		

**Site Description** The property occupies an entire block /corner from Pace Blvd and goes back to "N" Street and is bordered on the south by Avery St. The main building along Pace Blvd was built in 1951 and the newer steel sided buildings in the rear were built in 2004. The rear property behind the building is being used as a plant nursery with many fruit bearing species as well as a stand of Sugar Cane which they sell! The current use for the buildings is for display and storage of many types of artificial flowers and a mixture of various equipment and furniture that is for sale. They have been open for 20 years and the reason for selling is retirement. The inventory does not convey with the property but can be purchased separately.

**Area Description** Pace is one of the area's major North / South arteries and is an area of many businesses including offices, retail, food, distribution, repair contractors, and much more. To the east lies the vast Baptist Health Care complex and to the north a new County Jail complex is under construction. Large multi-family apartment units are under construction a short distance to the south.

## Building Related

Tenancy:	Single Tenant	Parking Description:	spaces are marked along the side with Avery St.
Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	2	Freight Elevators:	0
Property Condition:	Average	Heat Type:	Electricity
Construction/Siding:	Block, Brick, Metal Siding	Heat Source:	Central
Exterior Description:	The older part is brick and newer part is steel.	Air Conditioning:	Engineered System
Parking Type:	Surface		

Interior Description The main building is open with other rooms attached that are under different buildings to make up a complex of many storage rooms which are currently used for inventory storage.

## Land Related

Lot Frontage:	138	Water Service:	Municipal
Lot Depth:	228	Sewer Type:	Municipal

Zoning Description The Heavy Commercial and Light Industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the Commercial district. The variety and intensity of non-residential uses within the HC/LI district is limited by their compatibility with surrounding uses. All commercial and industrial operations are limited to the confines of buildings and not allowed to produce undesirable effects on other property. To retain adequate area for commercial and industrial activities, other uses within the district are limited. The HD/LI category is very broad in the types of Commercial and Light industrial uses allowed. More info can be provided by the listing Realtor or Escambia County Planning & Zoning department.

## Location

Address:	1800 N Pace Blvd, Pensacola, FL 32505
County:	Escambia
MSA:	Pensacola-Ferry Pass-Brent



## Property Images



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## Property Contacts



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