



1.25±
Acres

LANDMARK SKATE CENTER

1002 N NAVY BLVD
PENSACOLA, FL 32507

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120'

Property Summary



OFFERING SUMMARY

Sale Price:	\$449,900
Lot Size:	1.25 Acres
Year Built:	1960
Building Size:	22,852
Zoning:	Com
Market:	Pensacola
Submarket:	Warrington
Price / SF:	\$19.69

PROPERTY OVERVIEW

Price Significantly Reduced! The famed Landmark Skate Center on Navy Blvd. 1.25 +/- Acres with 120' on Navy Blvd - 22,852 +/- SF Skating Rink, built 1960. Zoned Commercial [Escambia County]. 17,600 AADT on Navy. FLU C. Sewer through ECUA, water by Peoples' Water.

Seller is general contractor and will consider negotiating demo of bldg[s] and site clearing as part of sale.

Skate Center has two 10-ton HVAC units and one 20-ton unit, 10 kw heat, wood floor with roll on material, second floor viewing, 3 private party rooms and comes with all games.

Adjoining car wash [open and operating] also available, for additional 0.37 Acre with 165.78' on Navy, also zoned Com. See 1000 N Navy Blvd Listing.

PROPERTY HIGHLIGHTS

- 22.852 +/- SF Existing Bldg
- 1.25 +/- Acres
- Zoning: Com
- FLU: C

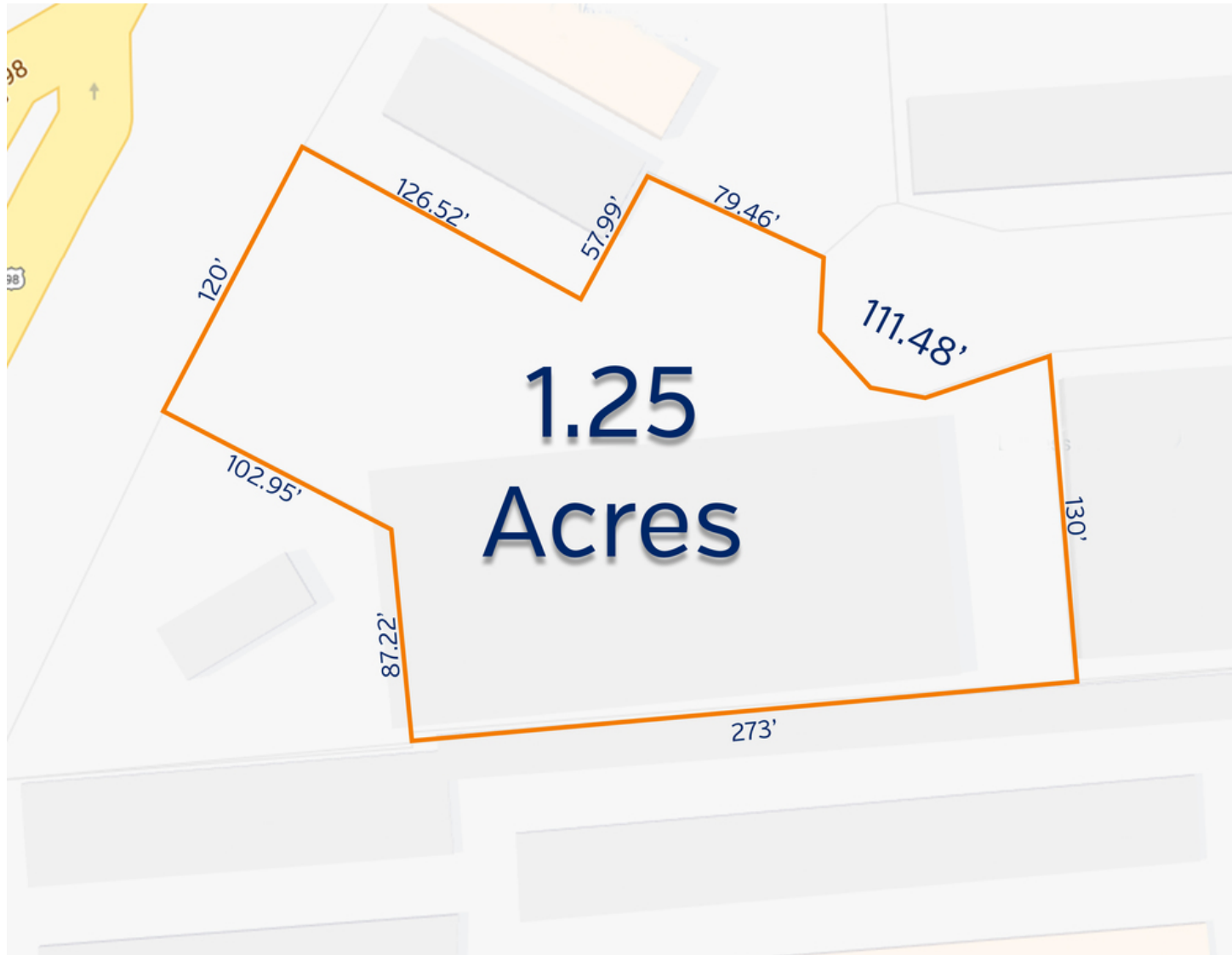
Marked Aerial



Additional Photos



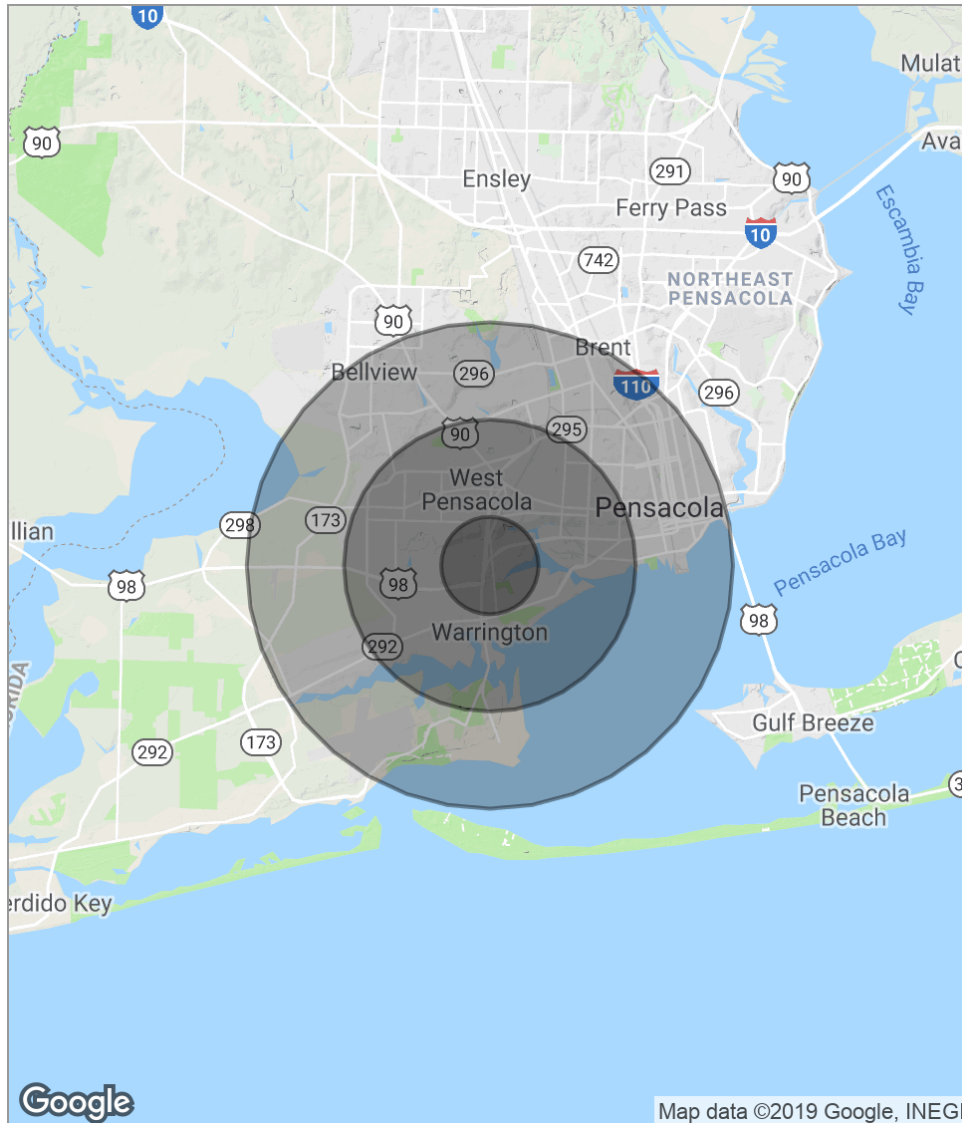
Plat



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,144	53,589	124,000
Median age	34.4	33.8	34.6
Median age (male)	33.4	32.4	33.1
Median age (Female)	35.2	35.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,296	20,514	43,442
# of persons per HH	2.5	2.6	2.9
Average HH income	\$38,776	\$40,394	\$45,000
Average house value	\$116,759	\$141,935	\$155,564

* Demographic data derived from 2010 US Census