

# \$1,300,000 - N/A, Pensacola

MLS® #944443

## \$1,300,000

6 Bedroom, 10.00 Bathroom, 3,017 sqft  
Attached Single Unit on 0.21 Acres

NEW CITY TRACT, Pensacola, FL

Nestled in the heart of East Hill, just off N 14th Ave, this property showcases two charming duplexes boasting original brickwork and hardwood floors, ideal for investors seeking prime real estate. With a total of four Luxury Executive Rental units, comprising a 2 bed/2 bath currently renting month to month for \$3200/mth, a 2 bed/1 bath, and two 1 bed/1 bath units, versatility meets opportunity. Each unit is fully furnished with high-end furnishing, turnkey, and currently utilized as short-term rentals, presenting a lucrative potential gross income of \$118k annually. Residents benefit from an outdoor entertaining space, community laundry room, and the convenience of all utilities covered by the owner. Strategically located in the vibrant East Hill neighborhood, mere miles from Downtown Pensacola, Publix, diverse dining options, craft breweries, the iconic Three Mile Bridge, and the sandy shores of Pensacola Beach, this property epitomizes convenience and accessibility. With its blend of historic charm and modern amenities, coupled with its income-producing potential, this fourplex is a standout investment opportunity in Pensacola's desirable East Hill district. Don't miss your chance to own a piece of this prime real estate market.

Built in 1946

## Essential Information



MLS® #	944443
Price	\$1,300,000
Bedrooms	6
Bathrooms	10.00
Full Baths	5
Half Baths	5
Square Footage	3,017
Acres	0.21
Year Built	1946
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Fourplex
Status	Active

### Community Information

Address	N/A
Subdivision	NEW CITY TRACT
City	Pensacola
State	FL
Zip Code	32501

### Amenities

Amenities	Short Term Rental - Allowed, Laundry
Utilities	Public Sewer Available, Public Water Available
Pool	Community, Private

### Interior

Interior Features	Floor Hardwood, Floor Tile, Furnished - All, Lighting Recessed
Appliances	Dishwasher, Disposal, Freezer, Microwave, Refrigerator, Stove/Oven Electric, Stove/Oven Gas, Refrigerator W/Ice Maker
Heating	Heat: Central Electric, Heat: Wall/Window
Cooling	A/C: Central Electric, Ceiling Fans, A/C: Window/Wall
# of Stories	2

### Exterior

Exterior	Foundation Off Grade, Roof Dimensional Shingle, Siding Brick All, Siding Brick Front, Foundation Slab On Grade
Lot Description	Within 1/2 Mile Of Water, Corner, Sidewalk
Roof	Roof Dimensional Shingle

Foundation                      Foundation Off Grade, Foundation Slab On Grade

### **School Information**

Elementary                      Suter  
Middle                              Workman  
High                                 Pensacola

### **Additional Information**

Zoning                              Residential Multi-Family  
HOA Fees                          0.00

### **Listing Details**

Listing Office                      Keller Williams Realty Gulf Coast

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