



**HOLLEY  
PROPERTIES  
REAL ESTATE**

# 8734 & 8750 ORTEGA PARK DR NAVARRE, FL 32566

ENCOMPASSING 8734, 8736, 8738, 8740, 8746, 8748, 8750, 8752,  
8754 & 8756 ORTEGA PARK DR

## INVESTMENT OPPORTUNITY

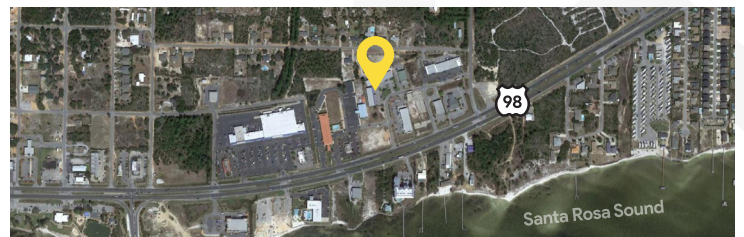
FULLY LEASED MULTI-TENANT OFFICE BUILDINGS FOR SALE

Status	Active
Property Type:	Multi-Tenant Office Center for Sale
Retail Type:	Neighborhood Center
Gross Land Area:	2.1 Acres
Sale Price:	2.4 million
Unit Price:	\$175.04 SF
Sale Terms:	Cash to Seller
County:	Santa Rosa
Parcel IDs:	21-2S-26-0000-00135-0000 21-2S-26-0000-00136-0000 21-2S-26-2740-00200-0010 21-2S-26-2740-00200-0031
Property Usage:	Multi-Tenant Offices
Zoning:	HCD
Building/Unit Size (RSF):	13,250 SF
Year Built:	2008, 2004, and 2001
Parking Lot type:	41 Surface & Additional parking on gravel behind building for at least 30 vehicles
Construction/Siding:	Metal and Stucco
Roof:	Metal
Total Leasable Space:	13,711
Total Units:	10
Total Units Leased:	10
Total Paved parking spaces:	41
Total Additional Parking:	rear of south facing building: 30+
Total Land Area:	2.1 Acres



### OVERVIEW

Rare Investment Opportunity! Office complex with long-term tenant mix to include medical, real estate insurance, retail is 100% occupied. This 10-unit office complex is in Navarre, Florida, a very desirable and quickly growing coastal community in Northwest Florida. This offering includes three buildings, more than 70 parking spaces for tenants and customers and 2.1 acres. Easy access to Hurlburt Field, Fort Walton Beach, Navarre, Gulf Breeze and Pensacola. The complex is one block north and viewable from heavily traveled Hwy. 98 making it easily accessible with excess common parking. Multiple waiting areas, offices, bathrooms throughout the entire office complex. Ideal for owner/investor.



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