

# 6333 Old Bagdad Highway

## 6333 Old Bagdad Hwy, Milton, FL 32583



NRT

Listing ID: 30581384  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Flex Space, Free-Standing  
Size: 3,593 SF  
Sale Price: \$199,500  
Unit Price: \$55.52 PSF  
Sale Terms: Cash to Seller



### Overview/Comments

Great location for this office/industrial building in Milton, FL. The building has almost 3600 sf of air conditioned space that is partially finished for office, retail, or showroom - just waiting on your finishing touches.

With a lot size in excess of 1 acre, this property would make a great contractor office with parking /lay-down yard (or any number of other commercial uses).

Property is accessible from three paved roads.

### More Information Online

<http://www.gulfcoastcmls.com/listing/30581384>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: Santa Rosa County Florida  
Tax ID/APN: 16-1N-28-2320-00700-0010  
Industrial Type: Flex Space, Free-Standing, Manufacturing, Mixed Use, Light Industrial, Office Showroom, Warehouse/Distribution, Other  
Zoning: HCD (HIGHWAY COMMERCIAL DEVELOPMENT)  
Property Use Type: Net Leased Investment (NNN), Investment, Vacant/Owner-User

Building Name: Former AMVETS  
Gross Building Area: 4,231 SF  
Building/Unit Size (RSF): 3,593 SF  
Usable Size (USF): 3,593 SF  
Land Area: 1.08 Acres  
Sale Terms: Cash to Seller

### Area & Location

Property Located Between: Mesquite Drive & Elm Tree Road On Old Bagdad Highway 191  
Highway Access: Old Bagdad Highway, Highway US-90, Florida 281, Easy Access to I-10 & Florida 87

Airports: Pensacola International Airport (PNS), Bob Sikes (CEW), Destin-Fort Walton (VPS)  
Site Description: Level with ample parking area.  
Area Description: Mixed commercial and residential.

### Building Related

Total Number of Buildings: 1  
Number of Stories: 1  
Property Condition: Good  
Year Built: 1998  
Year Renovated: 2003  
Roof Type: Gable  
Construction/Siding: Metal Siding  
Exterior Description: Modular Metal Building, Steel Frame

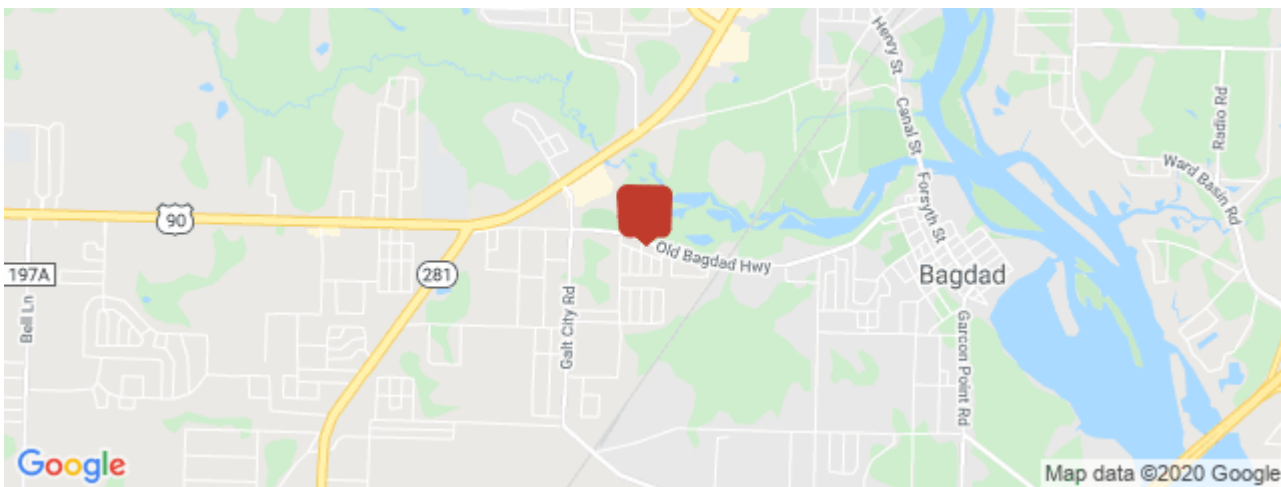
Parking Type: Surface  
Parking Description: unpaved  
Passenger Elevators: 0  
Freight Elevators: 0  
Heat Type: Electricity  
Heat Source: Central, Heat Pump  
Air Conditioning: Engineered System  
Interior Description: Partially finished as office/display area.

## Land Related

Zoning Description:	HCD (Highway Commercial Development)	Sewer Type:	Septic
Lot Frontage:	221	Legal Description:	Brief Legal Description LYNWOOD PARK LOTS 1 2
Lot Depth:	247		13 14 & 15 BLK 7 AS DES IN OR 3407PG 264
Water Service:	Municipal		

## Location

Address:	6333 Old Bagdad Hwy, Milton, FL 32583
County:	Santa Rosa
MSA:	Pensacola-Ferry Pass-Brent



## Property Images



Front



Right Side Exterior



Rear/Side



Interior 2



Rear



Interior 3 Partial Build Out



Interior 1



Natural Gas Available



HVAC units



Electrical Service Panel

## Property Contacts



### Joseph J. Leccese

Coldwell Banker Commercial NRT Pensacola

850-393-8708 [M]

850-432-5320 [O]

joe.leccese@cbcnrt.com