

1st Floor Commercial- Suite A Office or Retail Ready

For Sale



45 South 9th Avenue,
Pensacola, FL. 32502

1st Floor Commercial Opportunity

\$875,000

Price



Distinctive Mixed-Use Property in Pensacola's Aragon District



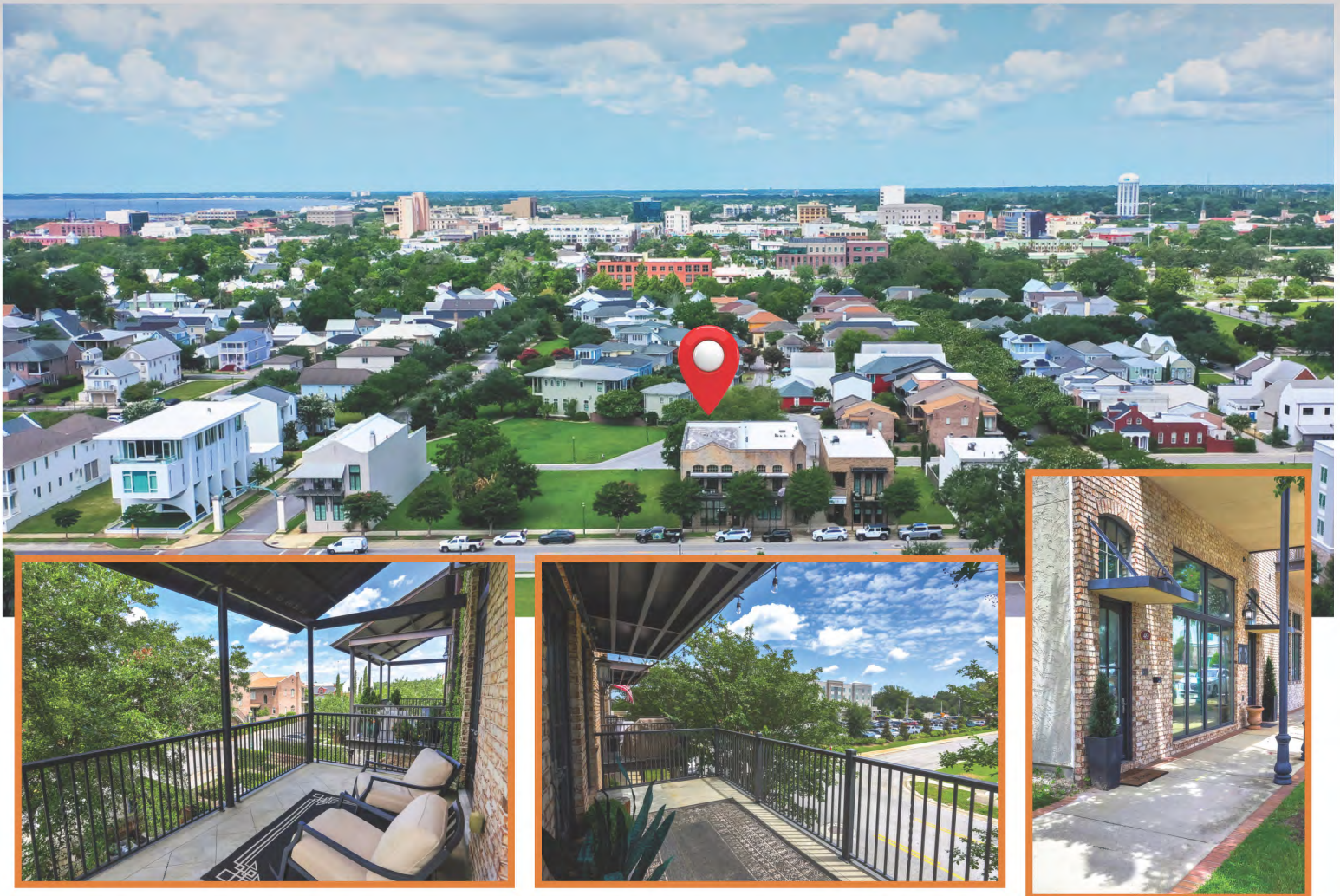
45 South 9th Ave

Suite A- 1st Floor
Commercial Condo

\$875,000

Entire Building

\$1,850,000



Information contained herein has been obtained from sources deemed reliable; however, no representation or warranty, expressed or implied, is made as to its accuracy or completeness. All dimensions, square footages, zoning, permitted uses, income potential, condominium structure, parking, views, and future improvement possibilities should be independently verified by the purchaser. Property is offered subject to errors, omissions, prior sale, lease, withdrawal, and changes without notice.

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NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Located in Pensacola's prestigious Aragon neighborhood, 45 S. 9th Avenue, Suite A is a distinctive beautifully built out suite offering approximately 1,944 sf of commercial space. Built in 2005, the impressive brick building combines strong architectural character, established income, and exceptional flexibility for an investor or future owner-user.

The first floor is currently leased to R&R Restoration under a triple-net lease through February 2028, with renewal options. The professionally appointed space features approximately 12-foot ceilings, custom cabinetry, an expansive reception and work area, three semi-private offices, a conference room, dining and kitchen areas, a bar, two restrooms, and access to the rear of the property. Previously used as a salon studio, the space retains capped and readily accessible plumbing, providing adaptability for office, salon, wellness, medical aesthetic, boutique retail, design, or professional service uses.

Situated on approximately 0.0872 acres and zoned GRD-1, 45 S. 9th Avenue presents a rare opportunity to acquire a refined mixed-use asset in one of Downtown Pensacola's most desirable neighborhoods.

227 New Residential Units Planned Directly Across the Street

Future Growth Across the Street

45 S. 9th Avenue is positioned directly across from the approved Helm at Hawkshaw, a planned 227-unit, seven-story residential development at 50 S. Ninth Avenue. The project is designed with five floors of residential units above a two-story structured parking podium with 316 spaces, along with planned amenities including a resort-style pool overlooking Pensacola Bay, co-working areas, a leasing and club facility, and public art. The Pensacola Planning Board granted final design approval in April 2026, further reinforcing the continued residential investment and urban growth occurring along the Ninth Avenue corridor.

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Pensacola, FL 32502

MORE INFO 

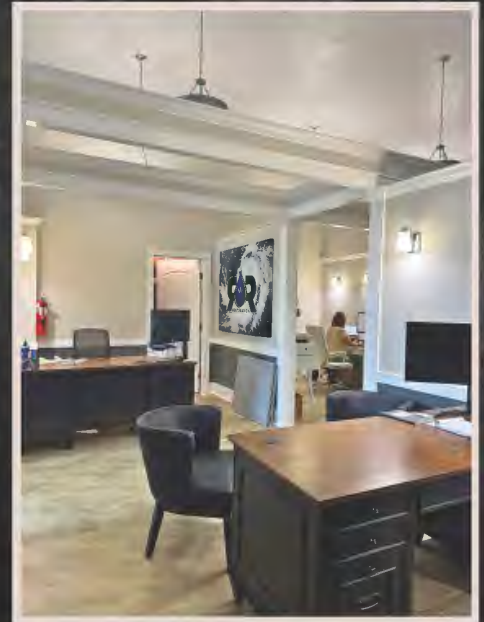
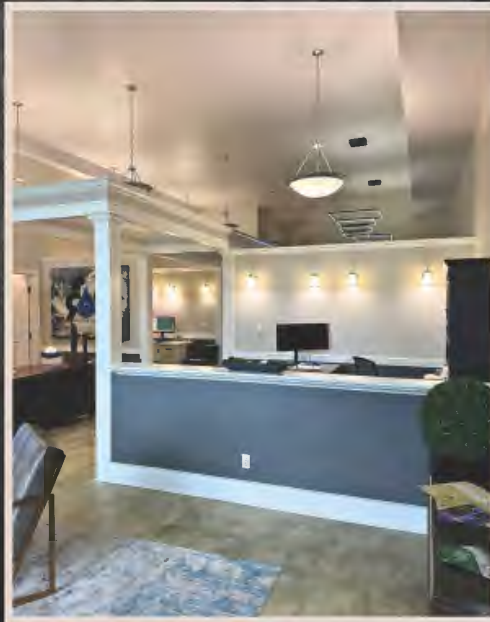
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For Sale

NAIPensacola

45 S 9th Ave
Suite A



1,944 SF



three semi-private offices



Office / Retail Use

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