

For Sale



45 South 9th Avenue,
Pensacola, FL.

Entire Building

\$1,850,000
Price



Distinctive Mixed-Use Property in Pensacola's Aragon District

 45 South 9th Ave

Entire Building

\$1,850,000

Suite A- 1st Floor
Commercial Condo

\$875,000

Suite B- 2nd Floor
Commercial Condo

\$975,000



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NAIPensacola
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



45 S. 9th Avenue | Mixed-Use Commercial and Residential Opportunity

Located in Pensacola's prestigious Aragon neighborhood, 45 S. 9th Avenue is a distinctive two-story mixed-use property offering approximately 4,510 sf total building area of commercial and residential space. Built in 2005, the impressive two-story 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.

4,510 SF total building area, including approximately 3,904 SF of enclosed finished space, 576 SF of open porch area, and a 30 SF canopy.

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

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.

NAI Pensacola
850 433 0577

24 W Chase St. Suite 100
Pensacola, FL 32502

MORE INFO



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 45 S. 9th Avenue | Mixed-Use
Commercial and Residential Opportunity

The upper-floor residence offers approximately 2,000 square feet of spacious, light-filled living with elevator access and impressive views of the bay and adjacent park. The great room features 12-foot ceilings, an open-concept layout, abundant natural light, and multiple French doors opening to expansive balconies ideal for relaxing or entertaining.

The kitchen includes granite countertops, stainless steel appliances, custom cabinetry, a breakfast bar, generous storage, and an oversized pantry. A split-bedroom floor plan provides privacy, with one bedroom and full bath positioned at each end of the residence. Both bedrooms open to private balconies, while the primary suite features two large walk-in closets, double vanities with granite countertops, and refined finishes. A third flex room offers additional versatility as a home office, den, studio, or potential third bedroom. Elevator access extends to the enclosed outdoor area, which is framed by brick walls and includes green space and an open patio. The property also offers potential space for a future garage.

The residence has previously operated as an Airbnb and presents multiple possibilities for owner occupancy, executive housing, furnished rental use, or additional income, subject to applicable regulations.

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MORE INFO



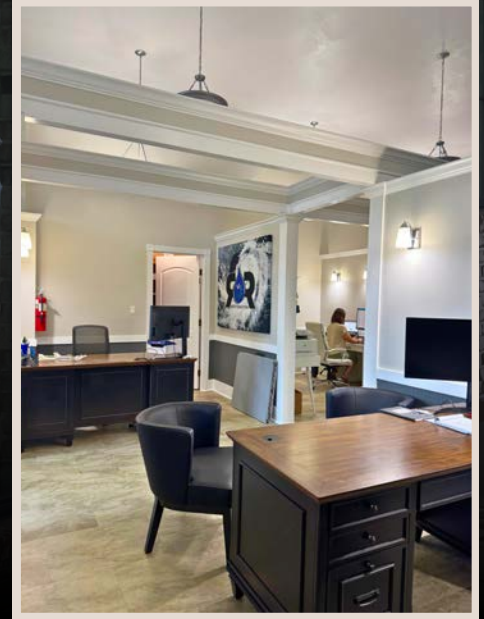
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For Sale

NAIPensacola

45 S 9th Ave
Suite A



1,944 SF



three semi-private offices



Office / Retail Use

Will Kurnia

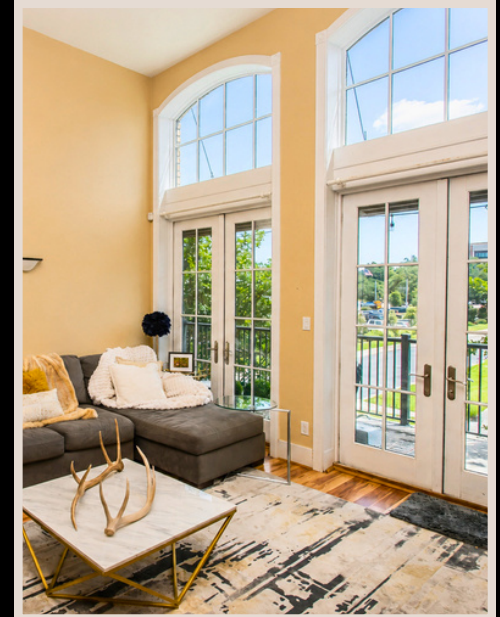
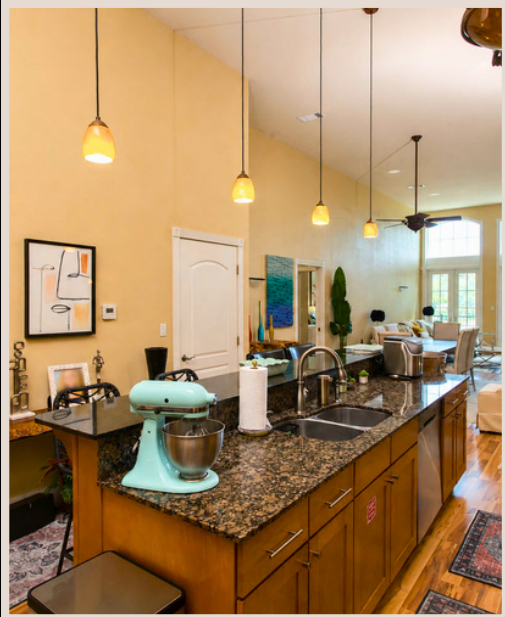
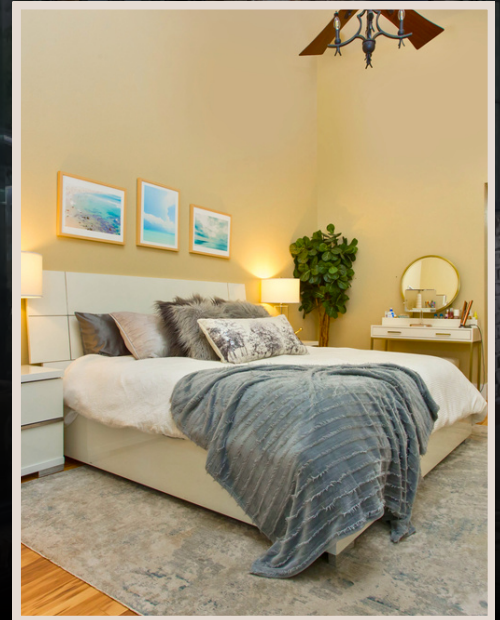
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For Sale

NAIPensacola

45 S 9th Ave
Suite B- 2nd Floor



1,960 SF



Urban, Distinctive, and Genuinely Upscale



Live upstairs. Work downstairs. Invest in both.

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