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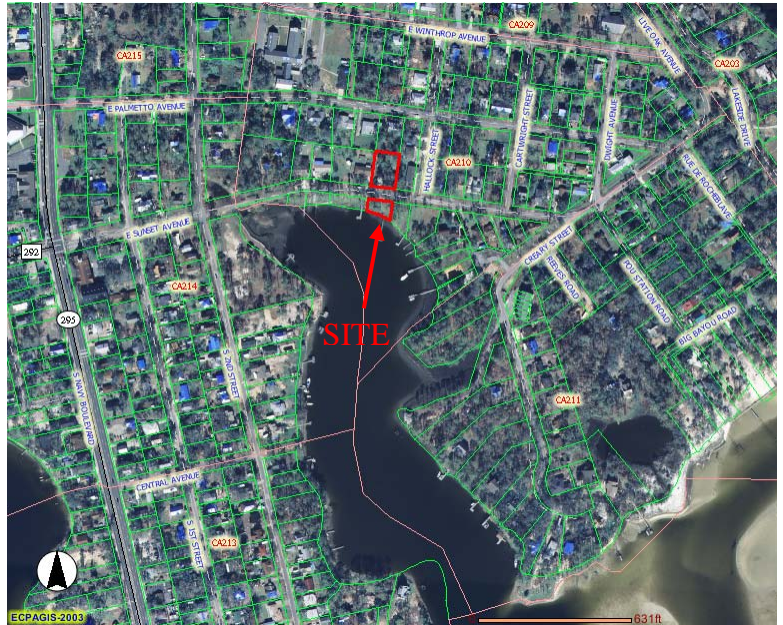
Waterview and WATERFRONT Vacant Property 0.48 Acres +/- on Davenport Bayou 330 E. Sunset Avenue Pensacola, Florida 32507



View from lot 1 towards lot 2



View from lot 2 towards lot 1



Property Description:

2 Gorgeous existing "lots of record" on Davenport Bayou

Lot 1 - Waterview lot

100 ff x 150' deep +/- approx 15,000 SF
(existing sewer stubout)

Lot 2 - Waterfront lot

100 ff x 75' x 112 wff x 45' +/- approx 6,000 SF
with new boat dock and 10,000 lb aluminum boat lift.
Dock has fresh water, power and shower (existing sewer stubout)

Waterfront lot not being sold seperately.
\$245,000 for both Lots 1 & 2. 2.5% to Selling Broker

Location:

South on Navy Blvd. To Sunset Ave. East/Left on Sunset,
straight thru four way stop, property is 1/8 mile further on
both the left and right sides of Sunset Ave.

BROKER/ OWNER

Address:	330 E Sunset Avenue Pensacola, Florida
Property Type:	Vacant Land – 2 Lots Lot 1 – Waterview; Lot 2 - Waterfront
Zoning:	R-2: Residential, Single-Family District, Low-Medium Density
Lot Size:	+/- 0.48 Acres total of Lots 1 & 2 Lot 1 approx 15,000 SF Lot 2 approx 6,000 SF
Dimensions:	See Left. Lot 2 has approx 112' wff on Davenport Bayou
Sale Price:	\$245,000 for both
Comments:	Both lots must be purchased together