

**739179 Public Report - Commercial for Sale - Active****\$890,000**

**Property Name:**  
**Address:** 23402 PANAMA CITY BEACH,  
 Panama City, FL 32413  
**County:** Bay  
**Area:** 27 - Bay County  
**Sub Area:** 2711 - West Bay  
**Parcel ID:** 35254-000-000

**Property Type:** Commercial  
**List Price Sqft:**  
**Lot Frontage:** 140  
**Waterfront Feet:** 230  
**Construction Status:** N/A



**Directions:** Property is just North of HWY 98 on Lake Powell.

**Legal Description:** NW COR GOV LOT 36 TH S 27.46' TO NELY R/W U S HWY 98 SELY ALG R/W 125.90' TO SELY LI OF NON-EXCL ESMT NELY ALG ESMT 142.91' TO NLY COR PIRATECOVE CONDO PH II NLY 343.28' TO LAKE POWELL NWLY ALG LAKE 215' S 406.03' TO POB ORB 3221 P 677

**Remarks:** 1.23 Acres Commercial Waterfront on Lake Powell. Allowable uses include R-1, R-3, R-5 AND R-5A; Rental beach houses and cottages; Bed and Breakfasts; Public lodging establishments; All C-1 and C-2 allowable uses.

**Description:**

<b>Lot Dimensions:</b>	<b>Vacant:</b> Yes	<b># of Units:</b>	<b># of Rooms:</b>
<b>Acreage:</b> 1.23	<b>Immediate Occupancy:</b>	<b># of Units:</b>	<b>Avg % Occupancy:</b>
<b>Lot SqFt:</b>	<b>Future Land Use:</b> Seasonal Resort	<b># of Units:</b>	<b>Rail?:</b>
<b>Lot Depth:</b> 150	<b>Waterfront:</b> Lake; Waterfront Feet: 230	<b># of Units:</b>	<b># Ground Level Doors:</b>
<b>Zoning:</b> SR-2		<b>Vacancy Rate:</b>	<b># Dock High Doors:</b>
		<b>Vacancy Rate:</b>	
		<b>Vacancy Rate:</b>	
		<b># of Floors:</b>	
		<b>Sprinklers?:</b>	

**Scheduled Income:****Actual Gross Income:****Expenses:****Net Operating Income:****Cash Flow:****Cap Rate:****Actual Gross Income:****CAM:****CAM Per:****Expenses/Unit:****Expenses/SqFt:****Listing Office:**Nbi Properties Inc ENBI**Co-listing Office:**Nbi Properties Inc**As Is:** No**Agent Ph:****Sale Type:****List Price:** \$890,000

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