

FOR SALE AT \$2,100,000

2630-2670 W PENSACOLA ST. TALLAHASSEE, FL 32304



EAGLE PEAK APARTMENTS

7.5% Cap Rate

- Land Area: 1.26 Acres
- 15,576 + Total SF
- Zoning: UT
- 24 Unit Apartment Complex
- 22 Units have been renovated

Property Consists of:

- 8 Total: 1BR/1BA at 540+ SF
- 8 Total: 2BR/1BA at 750+ SF
- 8 Total: 1BR/1BA at 651+ SF



George Harrison-
Broker



(850) 556-4694



georgeharrisonbroker@gmail.com



**George Harrison-
Broker**



(850) 556-4694



georgeharrisonbroker@gmail.com



**George Harrison-
Broker**



(850) 556-4694



georgeharrisonbroker@gmail.com



- **Good mix of one bed/one bath and two bed/two bath units**
- **Great rental history**
- **22 Units have been renovated**
- **Great value add opportunity**



George Harrison-
Broker



(850) 556-4694



georgeharrisonbroker@gmail.com

TSC
TALLAHASSEE
STATE COLLEGE

12,000+
Students



45,000+
Students



SUBJECT PROPERTY

Mike Blankenship
Park

9,000+ Students

**Conveniently located on West
Pensacola Street between FSU and Tallahassee State
College. Walking distance to entertainment and dining.
Nearby neighbors include Planet Fitness, Aldi, Hobbit,
Wendy's, McDonalds and more.**



**George Harrison-
Broker**



(850) 556-4694



georgeharrisonbroker@gmail.com