

\$1,450,000 - 1000 Transmitter Road, Panama City

MLS® #749644

\$1,450,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

[No Recorded Subdiv], Panama City, FL

Situated at 1000 Transmitter Rd, this property unveils a compelling investment opportunity featuring ten extensively renovated two-bedroom, one-bathroom units, each approved for Section 8 rentals at an attractive rate of \$1300 per unit. Boasting contemporary amenities, including full-sized kitchens, washer and dryer hookups, separate metering, a 2019-permitted roof, 2020 water heaters, 2020 HVAC (excluding condensers), a new deck, updated sewer lines, wiring, and a refurbished parking lot with ample tenant parking, these 830 sqft units epitomize modern living. Nestled in the heart of Bay County, Florida, the city of Panama City has experienced a remarkable population surge, reaching 36,775 residents in 2023--a 12.27% increase since the 2020 census. With an annual growth rate of 3.93%, Panama City stands as a testament to economic resilience, offering compelling prospects for both residents and businesses. The city's average household income of \$70,585 fosters financial well-being in the community. Additionally, the recent boost in military construction funding for Tyndall Air Force Base, reaching an impressive \$3.4 billion, not only marks a pivotal moment in the base's recovery from Hurricane Michael but is expected to drive job growth and housing demand in the surrounding area, painting a promising economic landscape. As Tyndall AFB transforms into an "installation of the future," this property at 1000 Transmitter Rd becomes not just a home but a strategic



investment within a thriving community poised for economic revitalization.

Built in 1987

Essential Information

MLS® #	749644
Price	\$1,450,000
Bathrooms	0.00
Acres	0.36
Year Built	1987
Type	Commercial Sale
Sub-Type	Multi Family
Status	Active

Community Information

Address	1000 Transmitter Road
Area	02 - Bay County - Central
Subdivision	[No Recorded Subdiv]
City	Panama City
County	Bay
State	FL
Zip Code	32404

Amenities

Utilities	Cable Available, Electricity Available, Sewer Available, Water Available
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Interior

Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric, Multi Units
# of Stories	2
Stories	1

Exterior

Exterior	Stucco
Roof	Shingle
Construction	Stucco

School Information

Elementary	Parker
Middle	Everitt
High	Rutherford

Additional Information

Date Listed	November 27th, 2023
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Listing Details

Listing Office	Think Real Estate
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Information Source: Bay County Association Of REALTORS® Multiple Listing Service