

# \$998,000 - 226 N Spring St, Pensacola

MLS® #639483

## \$998,000

4 Bedroom, 4.00 Bathroom, 3,057 sqft  
Residential Income on 0 Acres

Old City Tract, Pensacola, FL

Great Location in highly desired downtown Pensacola! Make this charming historic New Orleans style home your own with two proven income producing apartments. Property is divided into three apartments...one on main floor and two upstairs. It could also be one large home. Porches on both levels for entertaining. Walk just blocks to the many parades of Pensacola, or go across the street to have coffee while browsing all that Pensacola Library has to offer. This location is also walking distance to Bay Center, Wahoo Stadium, restaurants and bars. It's an urban living dream with so much to offer in every direction. This historic home has been completely renovated with refinished hardwood floors throughout most of the house.

The main level has three bedrooms and three full baths. The kitchen includes new stainless steel appliances, gas stove and quartz countertops. Each room is spacious and the flow of the house makes entertaining a natural part of life. The back deck is new with steps down to a cozy courtyard! Two oversized sheds with electricity. Privacy fence. Two off street parking. Upstairs are two one bedroom apartments with renovated bathrooms and kitchens. They share a laundry room off the upstairs common area. Each upstairs unit is 724 sf added to the first floor of 2357 for a total of 4157sf heated and cooled. Great long term or short term income producing options. Roof 12/2022.



Built in 1901

**Essential Information**

MLS® #	639483
Price	\$998,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,057
Acres	0.00
Year Built	1901
Type	Residential Income
Sub-Type	Triplex
Status	Active

**Community Information**

Address	226 N Spring St
Subdivision	Old City Tract
City	Pensacola
County	Escambia
State	FL
Zip Code	32502

**Amenities**

Utilities	Cable Available
Parking	Driveway
Waterfront	None
Has Pool	Yes
Pool	None

**Interior**

Interior Features	Storage, Ceiling Fan(s), High Ceilings, High Speed Internet, In-Law Floorplan, Guest Room/In Law Suite
Appliances	Tankless Gas Water Heater, Built In Microwave, Dishwasher, Disposal, Refrigerator
Heating	Multi Units, Heat Pump, Central, Natural Gas
Cooling	Ceiling Fan(s), Multi Units, Heat Pump, Central Air
# of Stories	2
Stories	Two

**Exterior**

Lot Description	Corner Lot, Historic District
Windows	Some Blinds
Roof	Shingle
Foundation	Off Grade

**School Information**

Elementary	Global Learning Academy
Middle	Workman
High	Pensacola

**Listing Details**

Listing Office	Levin Rinke Realty
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