

# \$3,250,000 - Mirella St, Pensacola

MLS® #591633

**\$3,250,000**

0 Bedroom, 0.00 Bathroom,  
Land on 19.57 Acres

None, Pensacola, FL

We are pleased to offer this exclusive waterfront residential land opportunity in Pensacola, FL. Located on the beautiful Bayou Garcon, the property features over 1,378 feet of unobstructed views and plenty of privacy. The property is located in one of the most sought-after beach communities of Pensacola, FL, Innerarity Heights and Perdido Key. The property consists of multiple parcels for a total of +/-19.57-acres. The seller is selling the site as a compilation of 6 total waterfront tracts, which are to be subdivided at closing. Tracts 1-5 are approximately +/-2.2-acre tracts. Tract 6 is approximately +/-8-acres and will be available for purchase after Tracts 1-5 have sold. Tracts 1-5 feature expansive views on the Bayou Garcon with approximately 133ft - 173ft of water frontage and deep water access. The tracts are roughly 220' wide and 683-953' deep. The property will not have an HOA; however, there are building restrictions required to be recorded at closing. Per Escambia County, the homes will need to be built on piling, and there is a mandatory wetland buffer setback requirement of 40 feet. All private and public utilities are available to the subject sites. The properties have proper zoning for single-family residential homes; +/-16.57-acres of the property is zoned "C-1", Commercial District, and +/- 3-acres of the site is zoned "SDD," Special Development District. The property features a shared access path to an existing dock that extends into the Bayou Garcon. The waterway, natural



wetlands, and surrounding nature serve as the perfect natural amenities. The property is 4 minutes to the public beach at Perdido Key, 5 minutes to the back gate of Pensacola Naval Air Station, and is close to shopping, restaurants, and entertainment. Experience the luxury and beauty the Gulf Coast has to offer with this waterfront opportunity.

**Essential Information**

MLS® #	591633
Price	\$3,250,000
Bathrooms	0.00
Acres	19.57
Type	Land
Sub-Type	Residential Lots
Status	Active

**Community Information**

Address	Mirella St
Subdivision	None
City	Pensacola
County	Escambia
State	FL
Zip Code	32507

**Amenities**

View	Bay, Bayou
Is Waterfront	Yes
Waterfront	Bay, Bayou, Gulf, Natural

**Exterior**

Exterior Features	Dock
-------------------	------

**School Information**

Elementary	Hellen Caro
Middle	Bailey
High	Escambia

**Listing Details**

Listing Office                      Bellcore Commercial LLC

Copyright© 2024 by the Multiple Listing Service of the Pensacola Association of REALTORS®. This information is believed to be accurate but is not guaranteed. Subject to verification by all parties. This data is copyrighted and may not be transmitted, retransmitted, copied, framed, repurposed, or altered in any way for any other site, individual and/or purpose without the express written permission of the Multiple Listing Service of the Pensacola Association of REALTORS®. Florida recognizes single and transaction agency relationships. Information Deemed Reliable But Not Guaranteed. Any use of search facilities of data on this site, other than by a consumer looking to purchase real estate, is prohibited.