

\$1,800 - 144 Mary Esther Boulevard 2, Mary Esther

MLS® #983469

\$1,800

Bedroom, Bathroom, 800 sqft

Retail

N/A, Mary Esther, FL

PRIME RETAIL CORNER on Mary Esther Blvd with outstanding visibility! Road frontage with TWO LARGE (4' x 12') signs! Layout includes a large office/retail area, a smaller office room, break room, restroom, and two entry doors—ideal for retail or professional uses such as an attorney, accountant, hair salon or vape shop (association restrictions apply; no tattoo parlors). Lease is \$1,200 NNN (Currently ~\$1,800/mth including CAM, taxes, and insurance); CAM includes water and trash—great for salons. Formerly a vape shop. New high-density apartments under construction on Mary Esther Blvd are expected to substantially increase traffic and public exposure, making this an ideal location to grow your business. An Annual Average Daily Traffic (AADT) of more than 40,000 cars per day! Owner of this building also owns the two adjoining 800sf spaces, for future expansion of 1600sf or 2400sf is possible. Please note, owner will not sell a single unit at this time, but will possibly consider selling two or all three units. Owner is listing Broker: a Florida Licensed Realtor.



Built in 1984

Essential Information

MLS® #	983469
Sold Price	\$1,800
List Price	\$1,800

Square Footage	800
Year Built	1984
Type	Retail
Sub-Type	Retail
Status	Rented

Community Information

Address	144 Mary Esther Boulevard 2
Area	12 - Fort Walton Beach
Subdivision	N/A
City	Mary Esther
County	Okaloosa
State	FL
Zip Code	32569

Additional Information

Days on Website	391
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Listing Details

Listing Office	Eglin Realty Inc
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Listing information last updated on September 14th, 2026 at 6:37am CDT