

\$380,000 - 8727 Thomas Drive Unit B17, Panama City Beach

MLS® #995132

\$380,000

3 Bedroom, 3.00 Bathroom, 1,512 sqft
Condominium

SUGAR BEACH T/H, Panama City Beach, FL

The Investor's Trifecta!!!

LOWEST OVERALL PRICE, LOWEST Sq/Ft PRICE, and some of the LOWEST HOA's of all the 3 Bedroom / 3 Bathroom condos located on the beach! This is the ONLY condo in town that offers all 3!

And when you consider that highly anticipated development is taking place on both sides of the complex - this truly is the right opportunity, in the right location, at the right price, at EXACTLY the right time!!! Let's look at the facts...

Maximizing rental income starts with one basic concept - maximizing "Heads in Beds." And when it comes to ensuring incredible occupancy rates, this unit offers all the key amenities renters look for when booking their vacation: View, Location, Complex Amenities, and Price.

VIEW: Most people come to PCB for the breathtaking Gulf views, and being just a few short feet to your very own private Beach Access - this condo does not disappoint. What they don't expect is to also have an incredible view over an expansive courtyard that is so well manicured, including a beautiful Koi/Turtle pond. Sugar Beach is the only place on the beach with views like this, and they are truly



unforgettable...

LOCATION: After watching some of the world's most awe-inspiring sunsets, simply head out your front door and experience the legendary action of Thomas Drive. If you don't want to drive to dinner, rest assured knowing that your vehicle is safely parked right outside - and there is no need to drive anywhere to enjoy the best that PCB has to offer.

Located on the coveted East end of the beach (considerably less traffic), there are go cart tracks, video arcades, mini golf courses, thrill rides, ice cream shops, a winery, souvenir shops, etc. - directly in front of the property.

For the adults, there are numerous bars/restaurants, and countless options for live music, right outside your door - including the Famous Ms. Newby's! No need to drive after those adult beverages, your condo is perfectly located just a few seconds away!!!

And did I mention that Tootsies is looking to open its very first beach bar just 2 doors down? How about the highly anticipated Margaritaville a few doors down the other direction?!? Yep... talk about KILLER location!!!

AMMENITIES: Success in business is all about Competitive Advantage, and Sugar Beach offers something that differentiates itself from everyone else in PCB... It is one of the only PET FRIENDLY Gulf-front rental destinations in the entire area.

Years of market data shows that pet friendly options bring a higher nightly rate, have a better vacancy rate, and are more likely to attract "snowbirds" during the off season, so you have true competitive advantage with this one.

In addition to being pet friendly, Sugar Beach is a private/family friendly gated community with no elevators. The list of Gulf Front complexes where you can park directly at your door are few and far between, but Sugar Beach offers exactly that! It also offers a private gated beach access, a pool, huge clubhouse with games, tennis/pickleball courts, shuffleboard, a grilling area, over 375 feet of incredible beach access, and expansive greenspace unique from every other Gulf Front property in PCB!

PRICE: Last but not CERTAINLY not least, renters pick their vacation condo based on price. With a low selling price, low utility costs, and some of the lowest HOA's of all the competition, you have less overhead which ensures that you can charge less per night (as compared to the competition), bringing in strong rentals and generating an incredible profit!

The average 3 bedroom in Sugar Beach brings in over \$65k annually in rentals, and some of the well-established ones bring in over \$80k. At the high end your annual ROI would be well over 11% on a financed purchase - which is unheard of nowadays.

Welcome Home!

Built in 1974

Essential Information

MLS® #	995132
Sold Price	\$380,000
List Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,512
Year Built	1974
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	8727 Thomas Drive Unit B17
Area	27 - Bay County
Subdivision	SUGAR BEACH T/H
City	Panama City Beach
County	Bay
State	FL
Zip Code	32408

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Gulf, Lake, Pond
Is Waterfront	Yes
Waterfront	Lake Front, Pond, Waterfront
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Recessed Lighting, Owner's Closet, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Outdoor Grill, Balcony, Tennis Court(s)
Windows	Double Pane Windows, Window Treatments
Roof	Membrane
Construction	Concrete
Foundation	Slab

School Information

Elementary	Breakfast Point
Middle	Breakfast Point
High	Arnold

Additional Information

Days on Website 213

Listing Details

Listing Office Beachy Beach Real Estate

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