

\$265,000 - 8727 Thomas Drive Unit C40, Panama City Beach

MLS® #995062

\$265,000

2 Bedroom, 2.00 Bathroom, 1,086 sqft
Condominium

SUGAR BEACH T/H, Panama City Beach, FL

INVESTOR'S DREAM!!! 7%+ Annual ROI
based on ACTUAL average complex rentals,
UNBELIEVABLE 15% ROI on the high end of
rentals!

This is now the LOWEST PRICED low rise 2
bedroom condo on the entire beach - meaning
someone is fixing to get a steal of a deal!!!

New furniture in both bedrooms, newly
updated bathroom vanities and toilets, and
new hurricane sliding doors and windows.

Seller has owned the unit 30 years and has
very seldom rented it - meaning it has been
INCREDIBLY well cared for compared to the
full time rentals. One of the only pet friendly
complexes on the entire beach (meaning
extreme competitive advantage on rentals), no
elevators, no streets to cross, private 375 feet
of white sandy beach access, and the absolute
BEST location in town (just a few seconds to
the highly anticipated new Tootsies Beach
Bar, restaurants, go karts, mini golf, dining,
and the best bars in town).

New LVP flooring throughout has been quoted
at \$5k, new couch and love seat at \$1,500,
new appliances at \$1,700, and a little paint -
and this place will be COMPLETELY
TRANSFORMED and ready to kill it on rentals.
The needed updates have been factored into



the price, and this one will be grabbed up quick with the new reduction!

The next door neighbor (same views/floorplan) does over \$60k a year on her unit, so needless to say, the potential at this price is UNLIMITED!!!

Don't be that person that says "I wish I would have..." a few years from now. Grab this one now at an unbelievable price, make it your own for less than \$9k, and enjoy the incredible income for years to come!!!

Built in 1974

Essential Information

MLS® #	995062
Sold Price	\$265,000
List Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Year Built	1974
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	8727 Thomas Drive Unit C40
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/Pass, Pond
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes
Pool	In Ground

Interior

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

Exterior

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

School Information

Elementary	Breakfast Point
Middle	Breakfast Point
High	Arnold

Additional Information

Days on Website	214
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Listing Details

Listing Office	Beachy Beach Real Estate
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