

\$1,500 - 8605 Hwy 2301, Youngstown

MLS® #1004104

\$1,500

Bedroom, Bathroom,
Triplex on 1.10 Acres

YOUNGSTOWN PLAT, Youngstown, FL

1.1 Acres Available for Ground Lease - High
Visibility Corner Lot in Panama City, FL

Address: 8605 Highway 2301, Panama City,
FL 32404

Prime opportunity to lease approximately 1.1
acres of partially cleared land located on the
corner of CR 2301 and Bayhead Road in
Panama City. This versatile parcel offers
excellent visibility and easy access just
minutes from Highway 231.

Property Highlights:

- â€¢ Approx. 47,916 SF (1.1 acres)
- â€¢ Corner lot with road frontage
- â€¢ Water, sewer, and electric available
- â€¢ Previously operated as a car wash site
- â€¢ AADT traffic count approximately 3,400
vehicles/day
- â€¢ Graded and paved road access
- â€¢ Convenient location near Panama City,
Panama City Beach, and I-10

Ideal Uses:

- â€¢ Equipment or contractor yard
- â€¢ Mobile food or retail setup
- â€¢ Storage yard
- â€¢ Modular office or temporary operations
- â€¢ Automotive-related use
- â€¢ Small business development
- â€¢ Investment hold or flexible commercial
use



Location Benefits:

â€¢ Approximately 23 miles to Panama City

Beach

â€¢ Approximately 34 miles to Mexico Beach

â€¢ Approximately 43 miles to I-10

Flexible lease terms available. Owner open to discussing various use types and lease structures.

Built in 1999

Essential Information

MLS® #	1004104
Price	\$1,500
Acres	1.10
Year Built	1999
Type	Triplex
Sub-Type	Triplex
Status	Active

Community Information

Address	8605 Hwy 2301
Area	27 - Bay County
Subdivision	YOUNGSTOWN PLAT
City	Youngstown
County	Bay
State	FL
Zip Code	32466

Exterior

Lot Description	Cleared
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School Information

Elementary	Waller
Middle	Deane Bozeman
High	Deane Bozeman

Additional Information

Zoning	Commercial
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Listing Details

Listing Office Live 30A Real Estate LLC

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