

\$460,000 - 8727 Thomas Drive Unit B6, Panama City Beach

MLS® #1013169

\$460,000

3 Bedroom, 3.00 Bathroom, 1,512 sqft
Condominium

SUGAR BEACH T/H, Panama City Beach, FL

LOWEST PRICED and one of the LOWEST
HOA's of all the 3 Bedroom / 3 Bathroom
condos located on the entire beach!!!

This unbelievable condo has been loved by
the same family for 27 years, and now that
they are starting a new chapter in life, they are
offering it up at a once in a lifetime price!

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, 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 and the all new and Wildly Popular Tootsie's Honkytonk (with big name country music stars performing regularly)! No need to drive after those adult beverages, your condo is perfectly located just a few seconds away! 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 \$60k 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 10% - which is unheard of nowadays.

And with over \$90k invested in updates over the last few years, it simply doesn't get any better than this! Updates include: All new kitchen cabinets and counter tops, HVAC, water heater, electrical panel, shower inserts, LVP flooring in bedrooms, couch and loveseat, and all new hurricane sliding doors and windows.

Welcome to Paradise!!!

Built in 1974

Essential Information

MLS® #	1013169
Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,512

Year Built	1974
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	8727 Thomas Drive Unit B6
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, Pond
Is Waterfront	Yes
Waterfront	Pond
Water View	Gulf, Pond
Has Pool	Yes
Pool	In Ground

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony, Tennis Court(s)
Windows	Skylight(s), Window Treatments
Roof	Membrane
Construction	Block, Concrete, Stucco
Foundation	Slab

School Information

Elementary	Breakfast Point
Middle	Breakfast Point

High

Arnold

Listing Details

Listing Office

Beachy Beach Real Estate

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