$5,995,000 - 106 N Geronimo Street, Destin

MLS® #980821

$5,995,000

Bedroom, Bathroom,

Commercial Sale

N/A, Destin, FL

This subject listing offers the Tusker's warehouse, excluding the freestanding retail building fronting Highway 98 (freestanding retail building also available via MLS 978842). This rare assemblage of prime retail, showroom, and warehouse does not currently exist in the local market, which is adjacent to the synergistic retail nucleus of Silver Sands Premium Outlets and centralized to all the local mixed-use districts, successfully drawing population from all local peripheral sub-markets, including but not limited to Destin and Scenic 30A of Santa Rosa Beach, Florida. Fronting Highway 98 in Miramar Beach, nearly 50,000 vehicles pass by its 196 fronting feet daily, which ingress and egress lures the traffic into the retail facilities through the convenience of... the traffic light at N. Geronimo Street and Highway 98. The current owner has committed significant capital to renovate both buildings, which even includes approximately $300,000 for new escalators to service the second floor of the main showroom. Parcel 1 contains a two-story building, oriented on Â±1.18 acres, hosting prime retail and showroom space, as well as private offices, collectively measuring Â±26,893 conditioned square feet. There is a 3rd floor that accommodates a spectacular executive office, accessible via a private & secured "floating" staircase. The structural integrity of the building is phenomenal, and the finishes throughout are exceptional. Parcel 2 contains a warehouse, office, and showroom,

situated on Â±2 acres, and constructed in 2004, measuring Â±11,282 SF on two floors. The warehouse contains a broad loading dock area and massive rack system with a lift and guide rails. Both buildings project an architecturally magnificent image. This opportunity is irreplaceable locally, as land development code would neither accommodate this massive yield, nor would a developer endeavor upon such a project, as the inflationary costs of this era, coupled with land costs, (even if such prime vacant land at a traffic light were available, which is non-existent), would likely much exceed $20,000,000+. The current business is operating a record-breaking levels, year over year; thus the attributable value to this extremely prime site and assemblage is likely understated. All showings are by appointment only and require a minimum of 48+ hours advanced notice. The listing broker must accompany all showings. Financial credentials are required prior to confirmation of any showings. Please do not approach any onsite staff.

Essential Information

MLS® #	980821
Price	$5,995,000
Sold Price	$4,350,000
Date Sold	$2025-10-21
Type	Commercial Sale
Status	Sold

Community Information

Address	106 N Geronimo Street
Area	15 - Miramar/Sandestin Resort
Subdivision	N/A
City	Destin
County	Walton

State	FL
Zip Code	32550

Additional Information

Days on Website	459

Listing Details

Listing Office	Somers & Company

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