

Jeremiah Baron & CO.

Commercial Real Estate, LLC

Commercial Vacant Land

1738, 1744, 1750 SW Bayshore Blvd. Port St. Lucie FL 34984



For Sale
\$219,000

Listing Agent:
Matt Crady
772-260-1655
mcrady@commercialrealestatellc.com

Office:
49 SW Flagler Ave. Suite 301
Stuart FL, 34994
772-286-5744

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

| | |
|-----------------------|--|
| Location: | 1738, 1744, 1750 SW Bayshore Blvd. Port St. Lucie FL 34984 |
| Price: | \$219,000 |
| Acreage: | 0.69 AC |
| Land Size SF: | 30,000 SF |
| Frontage: | 240' |
| Traffic Count: | 16,588 average daily traffic |
| Zoning: | CG - PSL |
| Land Use: | Commercial General |
| Utilities: | Undisclosed |

Three vacant parcels located on Bayshore Blvd. ideal for an array of uses under General Commercial Zoning. Close proximity to the Florida's Turnpike and the Crosstown Parkway.



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2015 Demographics

Total Population

| | |
|--------|---------|
| 1 mile | 8,552 |
| 3 mile | 80,157 |
| 5 mile | 158,843 |

Median Household Income

| | |
|--------|----------|
| 1 mile | \$46,059 |
| 3 mile | \$48,979 |
| 5 mile | \$48,040 |

Average Age

| | |
|--------|----|
| 1 mile | 37 |
| 3 mile | 39 |
| 5 mile | 41 |

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Zoning Description & Map

GC - General Commercial

(A) **Purpose.** The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted.

- (1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales.
- (2) Horticultural nursery, garden supply sales, or produce stand.
- (3) Office for administrative, business, or professional use.
- (4) Public facility or use.
- (5) Restaurants with or without an alcoholic beverage license for on premises consumption of alcoholic beverages in accordance with Chapter 110.
- (6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110.
- (7) Park or playground or other public recreation.
- (8) Motel, hotel, or motor lodge.
- (9) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (10) Brewpub, provided no more than 10,000 kegs (5,000 barrels) of beer are made per year, in accordance with Chapter 110.
- (11) One dwelling unit contained within the development which is incidental to and designed as an

integral part of the principal structure.

(12) Kennel, enclosed.

(C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.
- (2) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage treatment plant.
- (3) Semi-public facility or use.
- (4) Car wash (full or self-service).
- (5) Kennel, enclosed with outdoor runs.
- (6) Bars, lounges, and night clubs.
- (7) Schools (public, private or parochial) or technical or vocational schools.
- (8) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building.
- (9) Automobile fuel sales, services or repairs, including oil lubrication businesses.
- (10) Retail convenience stores with or without fuel service station.
- (11) Hospitals, free standing emergency department, nursing, or convalescent homes.
- (12) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
- (13) Pain management clinic as set forth in Section 158.231.



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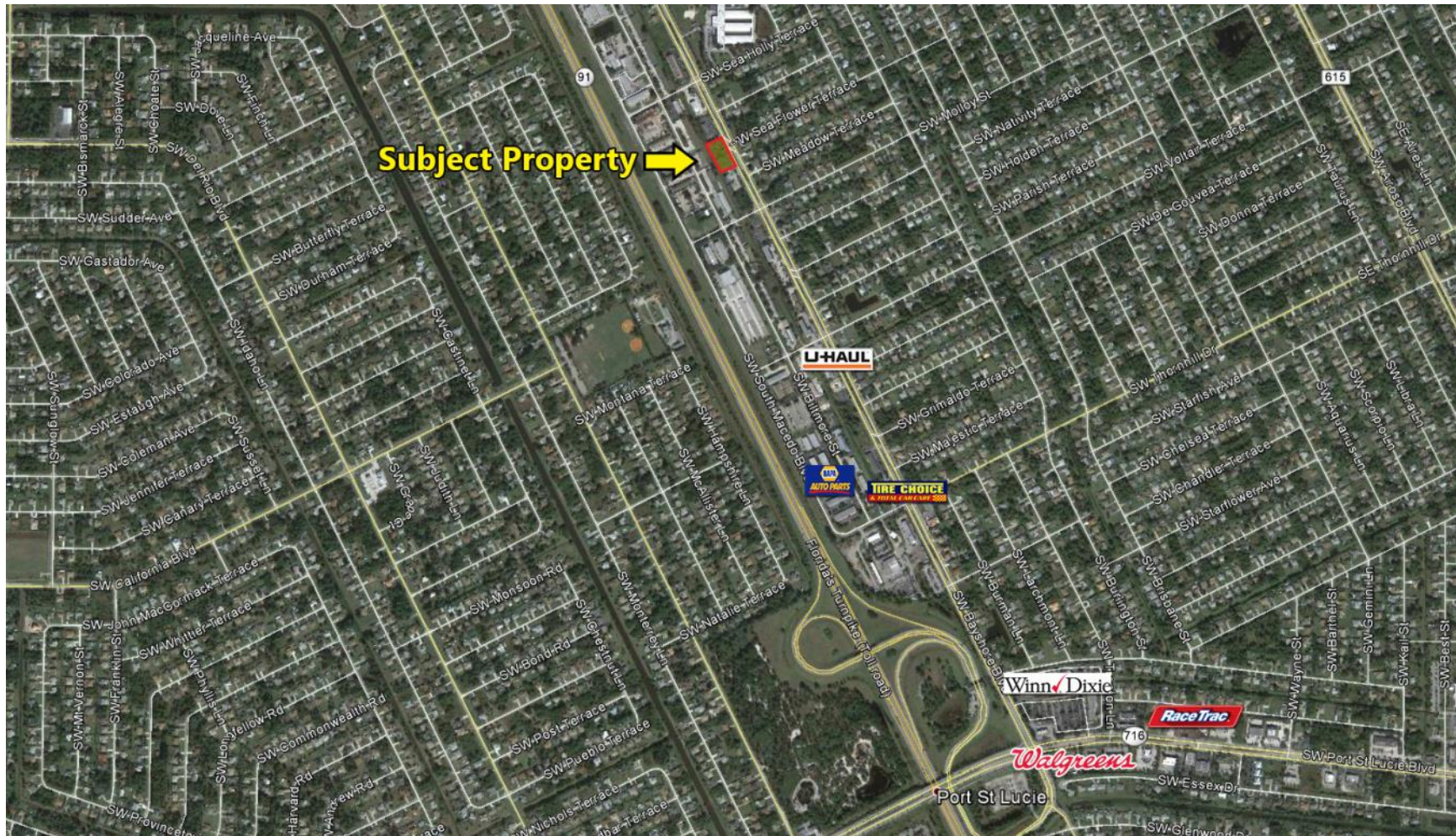
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