

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Flying Fish Plaza

1937-1955 SW Biltmore St. Port St. Lucie, FL 34984



For Sale
\$499,000

Listing Agent:
Jeremiah Baron
772-528-0506
jbaron@commercialrealestatellc.com

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

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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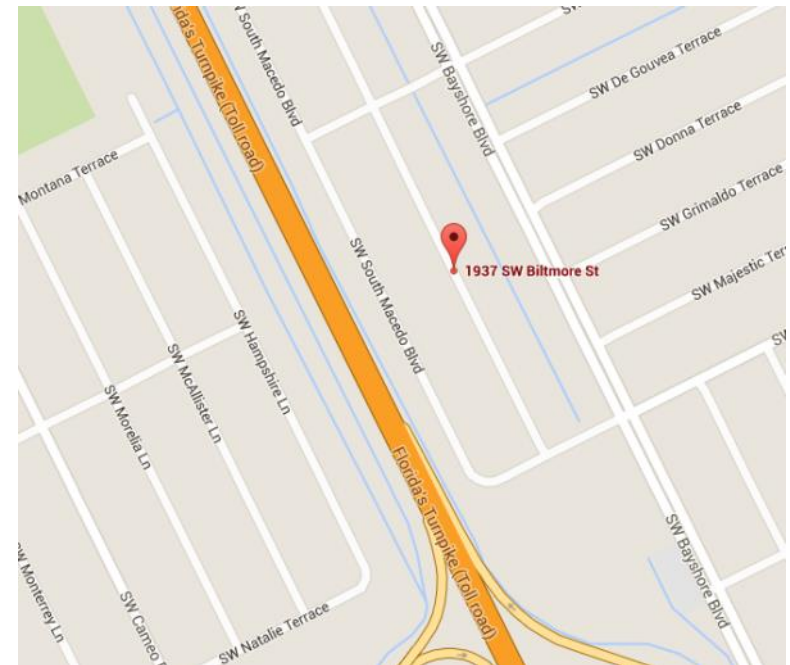
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Property Details

Location:	1937-1955 SW Biltmore St. Port St. Lucie, FL 34984
Price:	\$499,000
CAP:	10.26
NOI:	\$51,330.00
Building Size:	8,051 SF (Bldg 1: 6,240 SF / Bldg 2: 1,811 SF)
Building Type:	Light Industrial
Acreage:	.69 AC
Frontage:	240'
Traffic Count:	4,700 average daily traffic
Year Built:	1985-1986
Construction Type:	CBS
Parking Spaces:	Plenty
Zoning:	CS - Service Commercial
Land Use:	Commercial
Utilities:	City of Port St. Lucie

Perfect investment opportunity! Property features 6,975 square-feet of warehouse/office, currently 100% occupied. Centrally located in Port Saint Lucie with great accessibility to the major highways.



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Income and Expenses

Gross Potential Revenue	\$67,395.00
Expenses	
RE Taxes 2015	\$9,000.03
FPL	\$754,45
Water	\$1,498.97
Insurance	\$2,359.83
Lawn	\$1,560.00
Trash	\$892.56
Total Expenses	\$16,065.84
Net Income	\$51,330.00
CAP	10.26

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Property Demographics

2015 Demographics

Population (Daytime)

1 mile	8,452
3 mile	61,878
5 mile	144,236

Average Household Income

1 mile	\$69,225
3 mile	\$64,683
5 mile	\$63,884

Median Age

1 mile	37
3 mile	40
5 mile	43

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Zoning & Future Land Use Map

CS - Service Commercial

(A) **Purpose.** The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:

(1) Any use permitted in the (CG) general commercial district, unless specifically listed in the following subsection D, special exception uses;

(2) Automotive, boat or truck repair;

(3) Bakery;

(4) Building material sales;

(5) Cabinet shop;

(6) Contractor's shop;

(7) Laundry or dry-cleaning establishment;

(8) Sign company;

(9) Semi-public facility or use;

(10) Trade shop (roofing, plumbing, electrical, and the like);

(11) Wholesale establishment;

(12) Food processing facility;

(13) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials;

(14) Public facility or use;

(15) Television and broadcasting station;

(16) Analytical laboratory;

(17) Equipment rental business.



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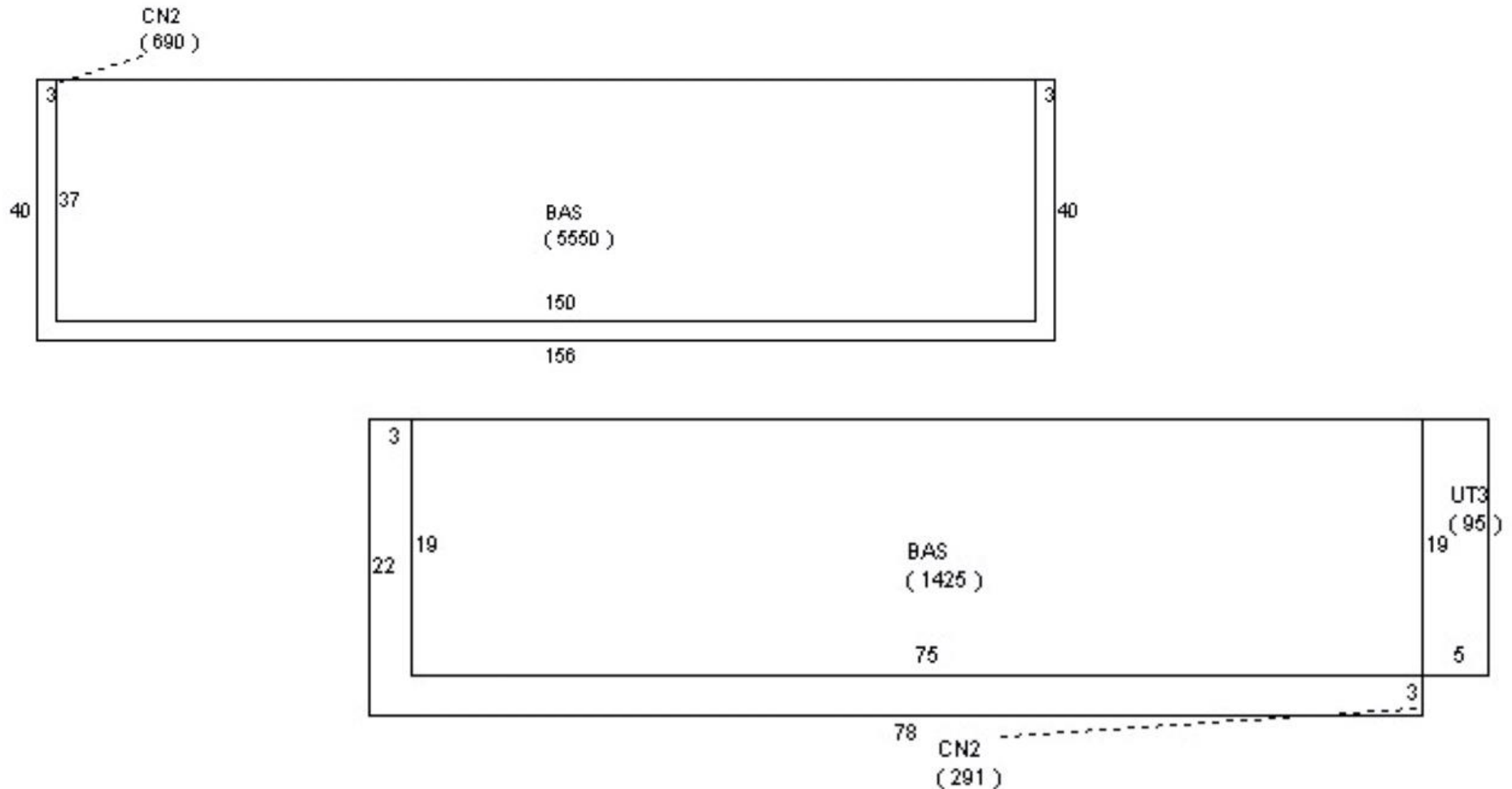
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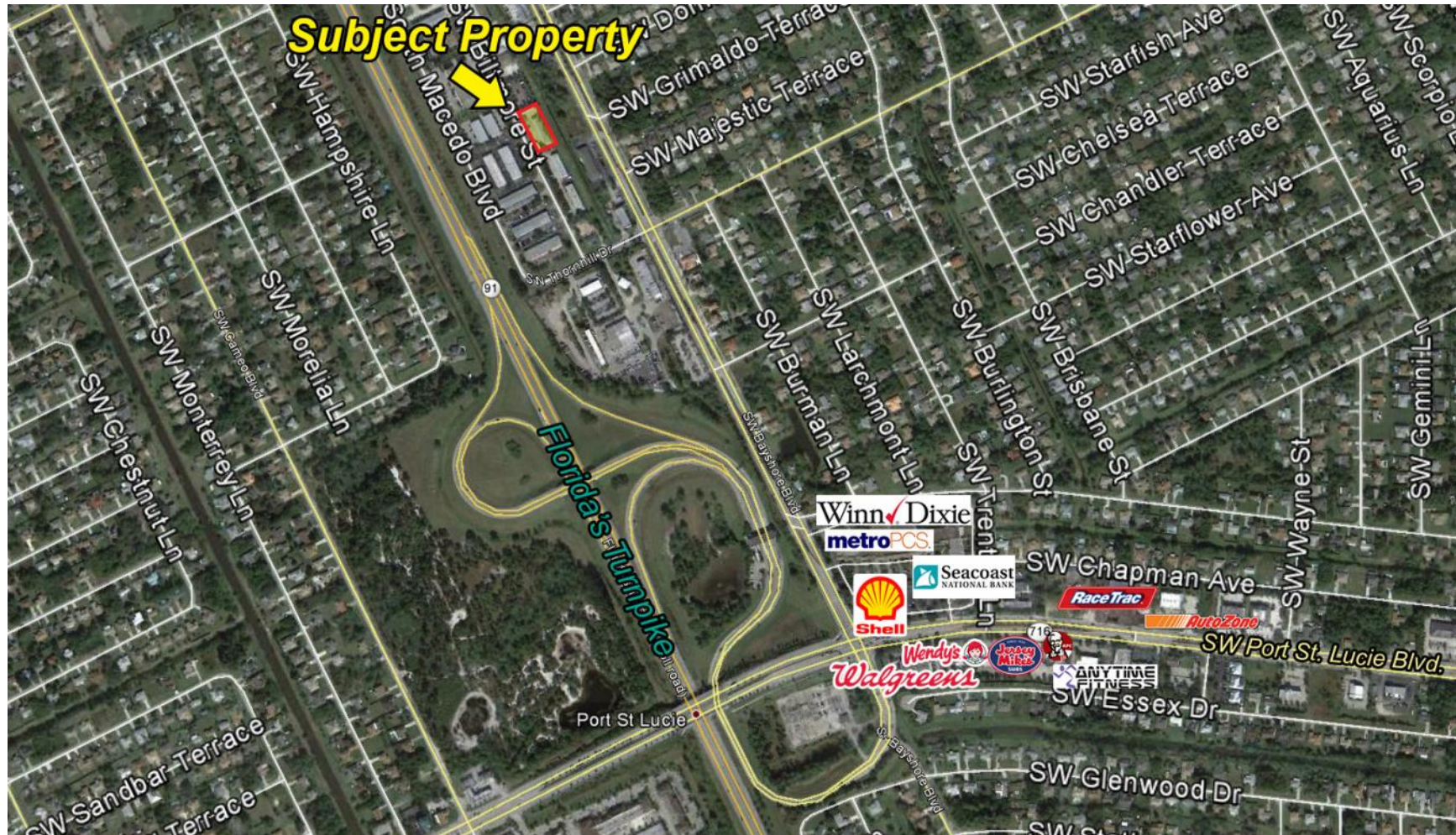
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Property Aerial



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