

FOR SALE

\$1,500,000

Quincy Professional Plaza

1803-1805 S 25th St. Fort Pierce, FL 34947



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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

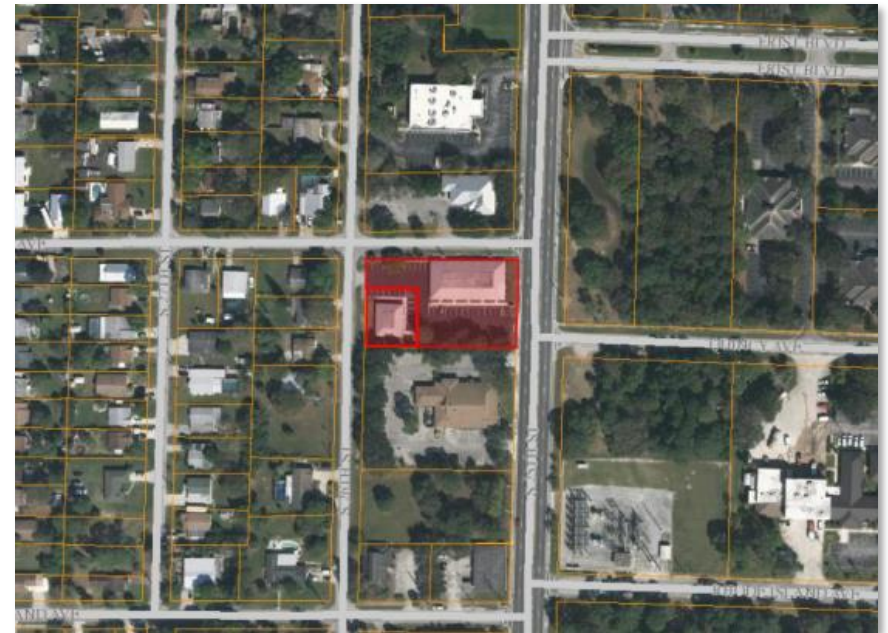
Property Details

Quincy Professional Plaza

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PRICE	\$1,500,000
NOI	\$103,400
GROSS INCOME	\$125,400
EXPENSES	22,000
BUILDING SIZE	(1803) 7,560 SF (1805) 2,000 SF
BUILDING TYPE	Medical Office
ACREAGE	(1805) 0.22 & (1803) 0.74 total 0.96 AC
FRONTAGE	(1803) 152.2' (1805) 103.03'
TRAFFIC COUNT	24,600 ADT
ZONING	C1
LAND USE	Professional Services

Exceptional investment opportunity! The Quincy Professional Office Plaza is comprised of two buildings with medical and professional tenants. Site is within close proximity to the Lawnwood Regional Medical Center and other medical practices. Both multi-tenant properties bring in about \$103,400 a year gross income. There is currently only one vacancy open that can be leased for an additional \$20,000 gross per year.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,896	1 Mile	\$37,074	1 Mile	36.10
3 Mile	45,504	3 Mile	\$35,149	3 Mile	36.80
5 Mile	69,142	5 Mile	\$48,478	5 Mile	40.20

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Sec. 22-29. - Office Commercial Zone (C-1).

(a) Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

(b) Basic use standards. Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than

four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-29, 6-15-81; Ord. No. H-207, § 1, 5-3-82; Ord. No. I-147, § 3, 2-3-86; Ord. No. I-148, § 1, 2-3-86; Ord. No. I-308, § 1, 2-6-89; Ord. No. K-24, § 8, 8-21-00; Ord. No. K-122, § 1, 12-17-01; Ord. No. L-295, § 11, 11-4-13)

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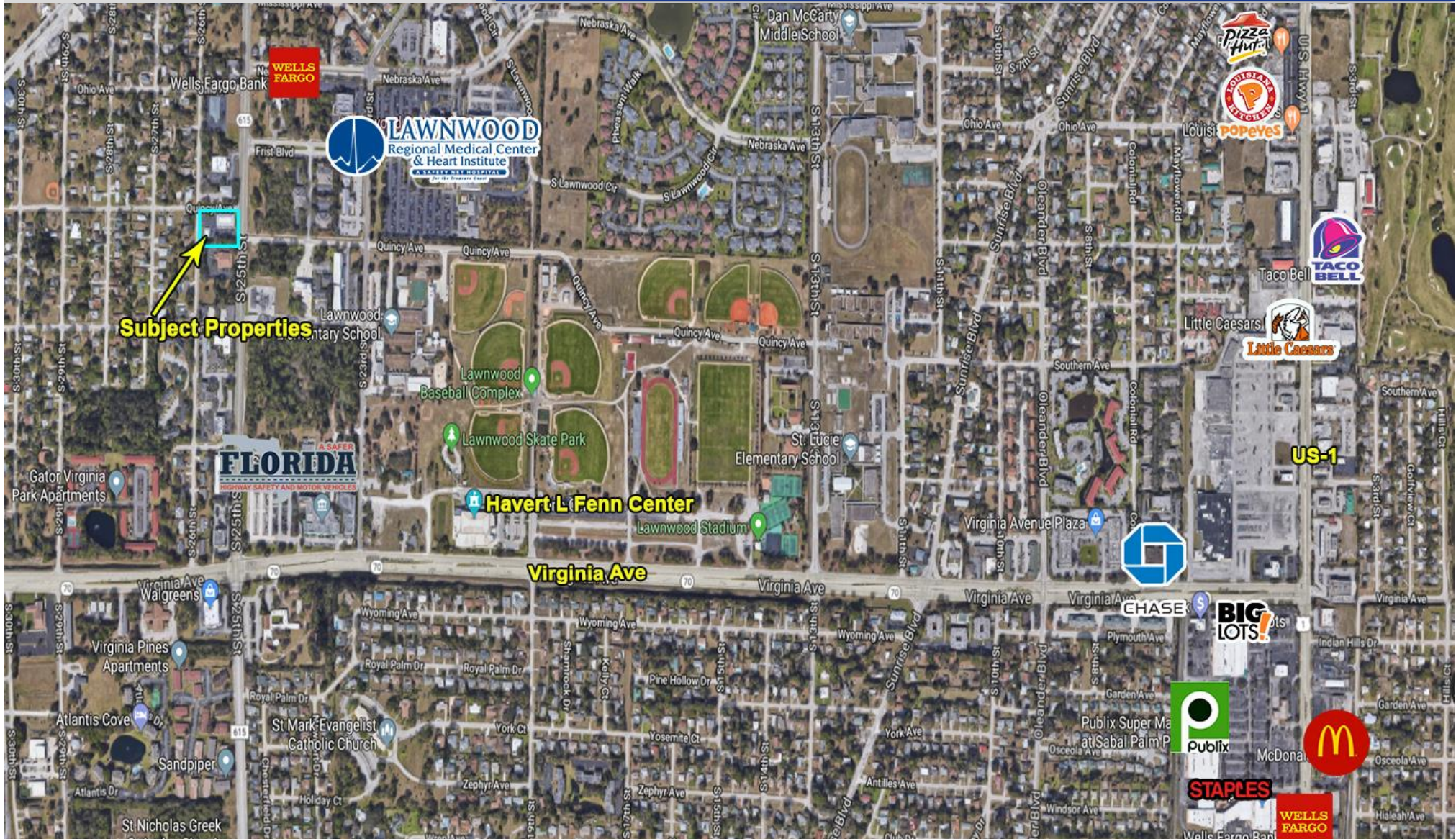
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Property Aerial

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