

FOR SALE

\$1,800,000

Oleander Commercial Center

3731 Oleander Ave. Fort Pierce FL 34982

**ONLY \$99/PSF
WITH UPSIDE 8.4 CAP**

**Outparcel for an 8,000 SF
building included**



**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

Oleander Commercial Center

3731 Oleander Ave. Fort Pierce FL 34982

LOCATION	3731 Oleander Ave. Fort Pierce FL 34982
PRICE	\$1,800,000 (ONLY \$99/PSF w/ upside)
NOI	\$151,246.00
CAP RATE	8.4
BUILDING SIZE	18,289 SF
BUILDING TYPE	Industrial Commercial
ACREAGE	2.47
FRONTAGE	224.50'
TRAFFIC COUNT	4,158 (average)
YEAR BUILT	2005
CONSTRUCTION TYPE	CBS
PARKING SPACE	Plenty
ZONING	C3
LAND USE	Commercial
UTILITIES	Undisclosed

Excellent purchase opportunity! Situated in a growing, high traffic area of Fort Pierce, the Oleander Commercial boasts an excellent entry into a quickly emerging South Florida Real Estate sub-market. The 18,289 SF fully leased property consists of a variety of long term quality tenants. An additional 8,000 SF buildable pad is included in the deal.

Concrete block construction combined with professional, sophisticated, in-place management infrastructure ensures liable, low maintenance cash flow over the long term. Beautifully maintained and landscaped grounds, and a large renovated parking lot. The building has had fresh exterior paint, modern windows, and doors. Each unit has its own rear bay door.

Turn-key opportunity with won't last long!

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Monthly Rents	\$15,778.00
Annualized Income	\$189,346.00
Taxes	\$15,500.00
Insurance	\$10,000.00
Utilities	\$3,000.00
Garbage	\$3,600.00
Landscaping	\$3,000.00
Repairs & Maintenance	\$3,000.00
NOI	\$151,246.00
List Price:	\$1,800,000.00
Cap Rate:	8.4

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,830	1 Mile	\$42,261	1 Mile	38.10
3 Mile	32,450	3 Mile	\$47,889	3 Mile	39.90
5 Mile	83,838	5 Mile	\$50,083	5 Mile	39.90

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Site Photos

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C3- General Commercial Zoning

(a) Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

(b) Basic use standards. Uses in a C-3 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.

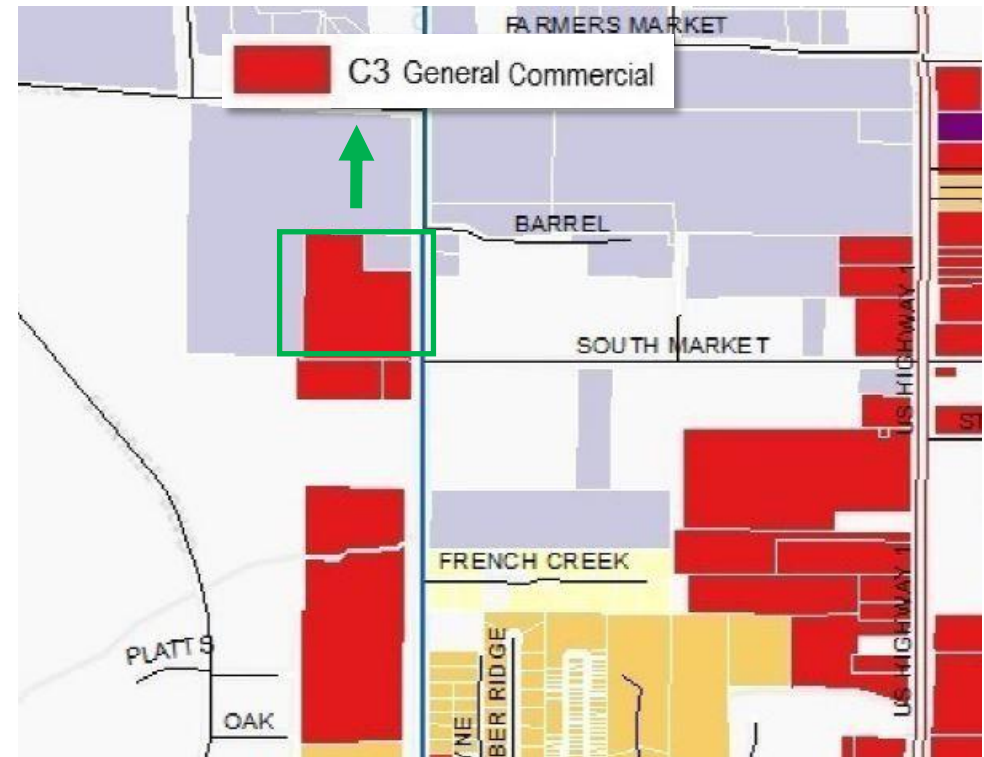
- a. The minimum lot area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(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, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.



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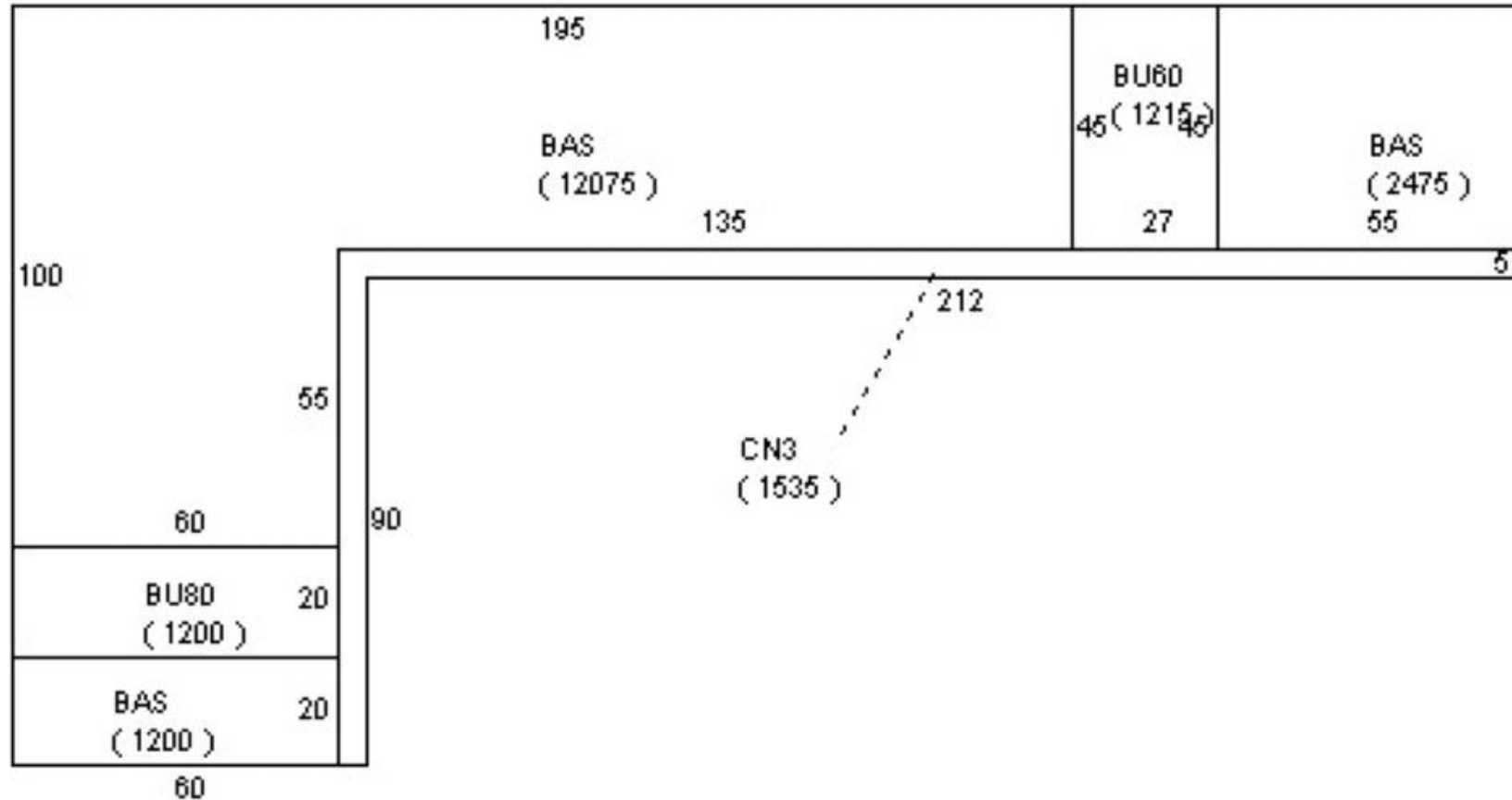
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Floor Plan

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Close-up Aerial

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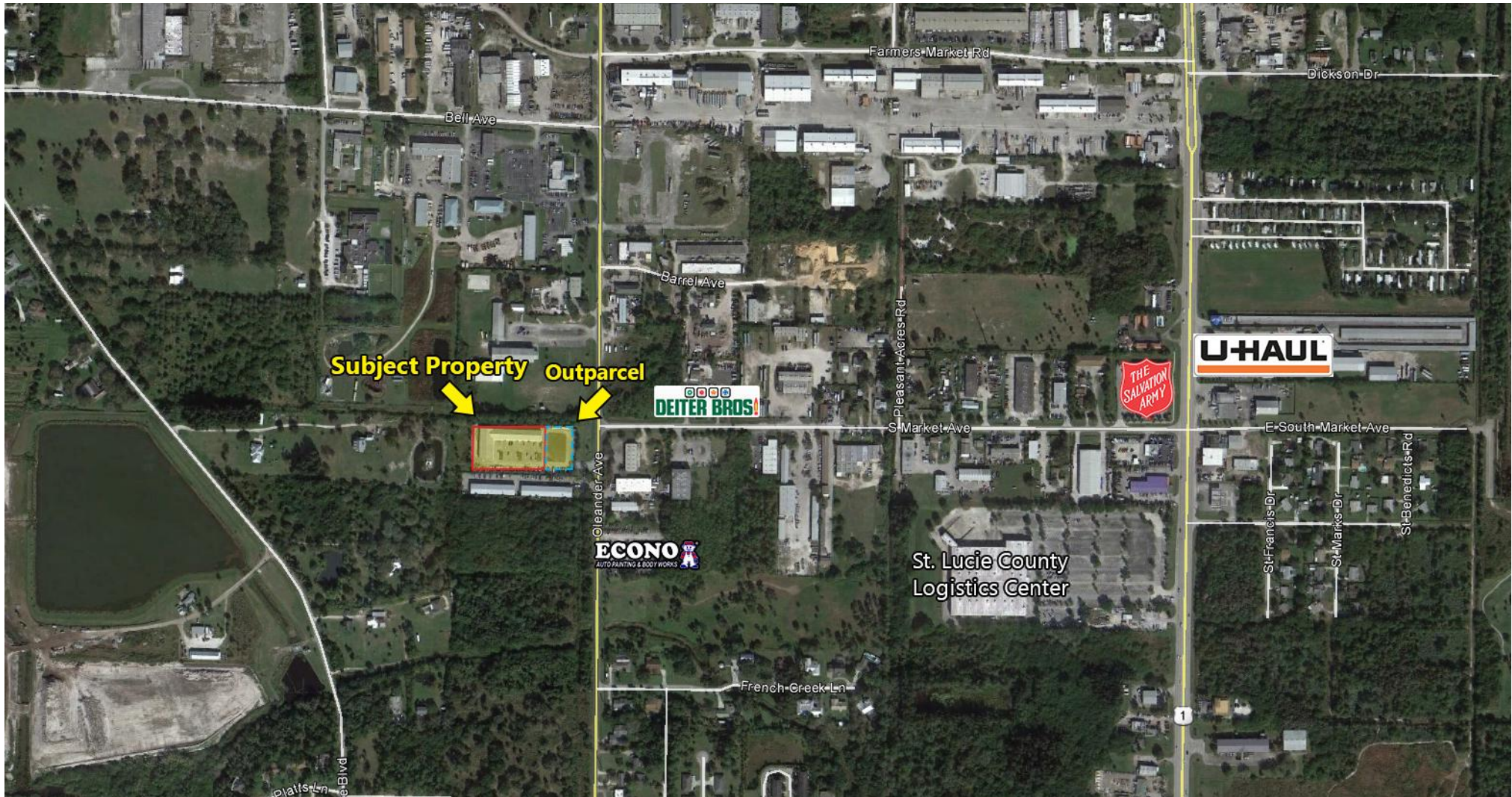
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Property Aerial

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