

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

**Discount Personal Storage**

2140 SW Gatlin Blvd. Port St. Lucie FL 34953



**For Sale**  
**\$3,000,000**

Listing Agent:

**Alex Rodriguez-Torres**

**772-353-0638**

**rteincorporated@aol.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

<b>Location:</b>	2140 SW Gatlin Blvd. Port St. Lucie FL 34953
<b>Price:</b>	\$3,000,000
<b>Building Size:</b>	38,397 SF Total
<b>Building Type:</b>	Self Storage
<b>Acreage:</b>	1.76 AC
<b>Frontage:</b>	172'
<b>Traffic Count:</b>	16,229 average daily traffic
<b>Year Built:</b>	1995
<b>Construction Type:</b>	Undisclosed
<b>Parking Spaces:</b>	8
<b>Zoning:</b>	CG - PSL
<b>Land Use:</b>	Mini Warehouse
<b>Utilities:</b>	Undisclosed
<b>Occupancy:</b>	89%
<b>No. of Buildings:</b>	2 / single story
<b>Cap Rate:</b>	7%
<b>Annual Revenue:</b>	\$408,000 gross

Great opportunity for income producing property! Self-storage facility features two single story climate controlled buildings with 38,397 SF in total. Currently 89% occupied. Frontage to Gatlin Blvd. and located in close proximity to Interstate 95.



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## Property Demographics

### 2016 Demographics

#### Total Population

1 mile	6,266
3 mile	51,306
5 mile	109,758

#### Average Household Income

1 mile	\$72,319
3 mile	\$68,667
5 mile	\$63,642

#### Average Age

1 mile	36.60
3 mile	38.60
5 mile	40.10

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## Zoning Description & Use 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.

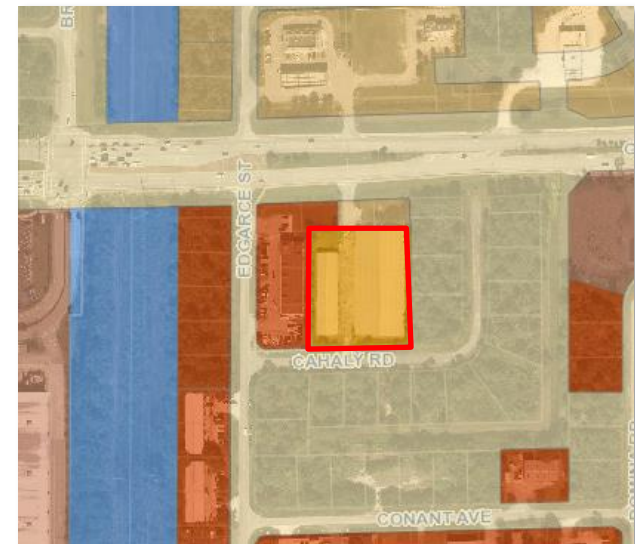
(8) Motel, hotel, or motor lodge.

(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.



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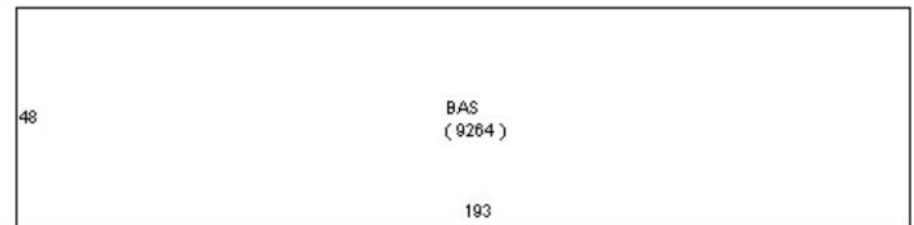
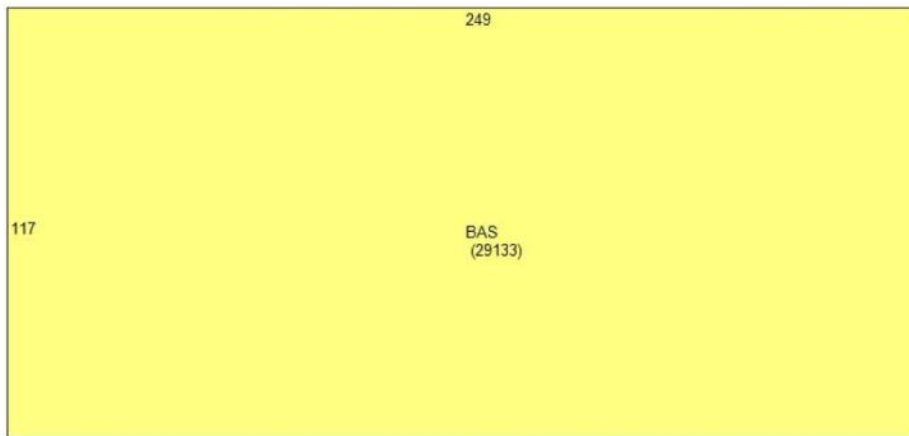
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## Floor Plan



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Property Aerial



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