

COASTAL TRIPLEX INVESTMENT

1412 Bayshore Drive, Fort Pierce, FL 34949



FOR SALE | \$799,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
www.commercialrealestatellc.com

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PROPERTY OVERVIEW

- Situated on picturesque Hutchinson Island in Fort Pierce, FL, this beautifully renovated triplex presents a prime investment opportunity in one of the area's most desirable coastal locations.
- The two-story property features a versatile unit mix, including a spacious 2-bedroom, 2-bathroom unit, a 1-bedroom, 1-bathroom unit, and an additional efficiency unit.
- Currently generating rental income ranging from \$1,150 to \$2,200 per month, the property offers flexible leasing options, including seasonal and short-term rentals, maximizing income potential.
- This asset is ideally suited for investors seeking strong cash flow, rental flexibility, and long-term appreciation in a high-demand beachside market.



PRICE	\$799,000
BUILDING SIZE	2,481 SF
NO. OF UNITS	3
2/2 UNIT RENT	\$2,200/mo.
1/1 UNIT RENT	\$1,800/mo.
EFFICIENCY UNIT	\$1,150/mo.
BUILDING TYPE	Multifamily—Low rise
ACREAGE	0.21 AC
YEAR BUILT	1957 (2022 renovations)
CONSTRUCTION TYPE	Concrete Block
PARCEL ID	2401-601-0043-000-5

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INTERIOR PHOTOS



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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
2020 Population	3,116	17,956	57,029
2024 Population	5,249	26,022	70,119
2029 Population Projection	6,295	30,738	81,200
Annual Growth 2020-2024	17.1%	11.2%	5.7%
Annual Growth 2024-2029	4.0%	3.6%	3.2%
2020 Households	1,775	7,883	22,413
2024 Households	2,971	11,815	28,516
2029 Household Projection	3,565	14,019	33,203
Avg Household Income	\$81,237	\$76,700	\$67,972
Median Household Income	\$43,954	\$46,908	\$47,878
Median Age	63.5	53.4	43.4
Avg Age	57.1	48.4	43.2
Owner Occupied Households	2,438	8,506	18,840
Renter Occupied Households	1,127	5,513	14,364

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AERIAL VIEW



FORT PIERCE INLET

SUBJECT PROPERTY

BAYSHORE DR



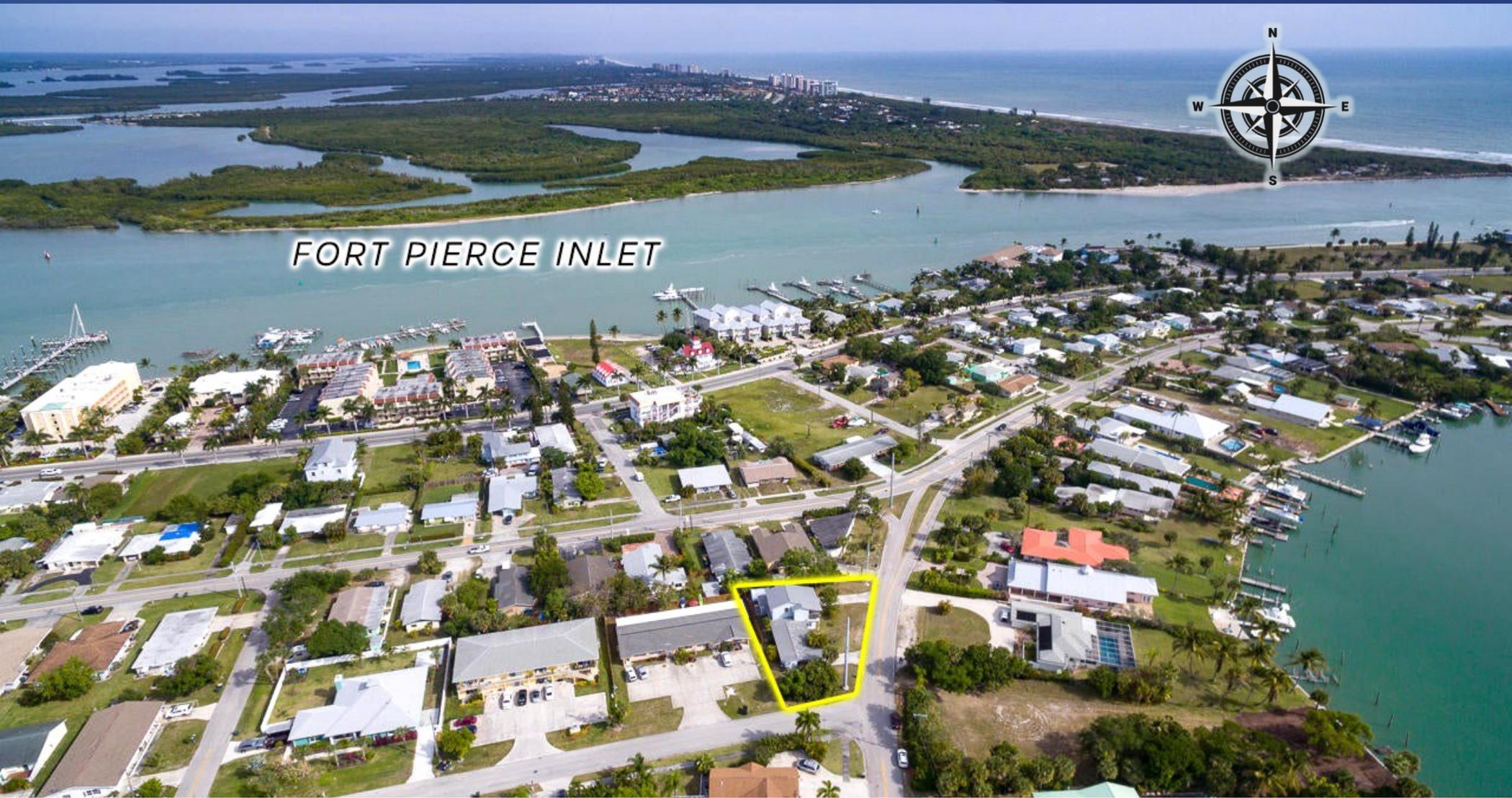
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TRADE AREA MAP



**SUBJECT
PROPERTY**

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