

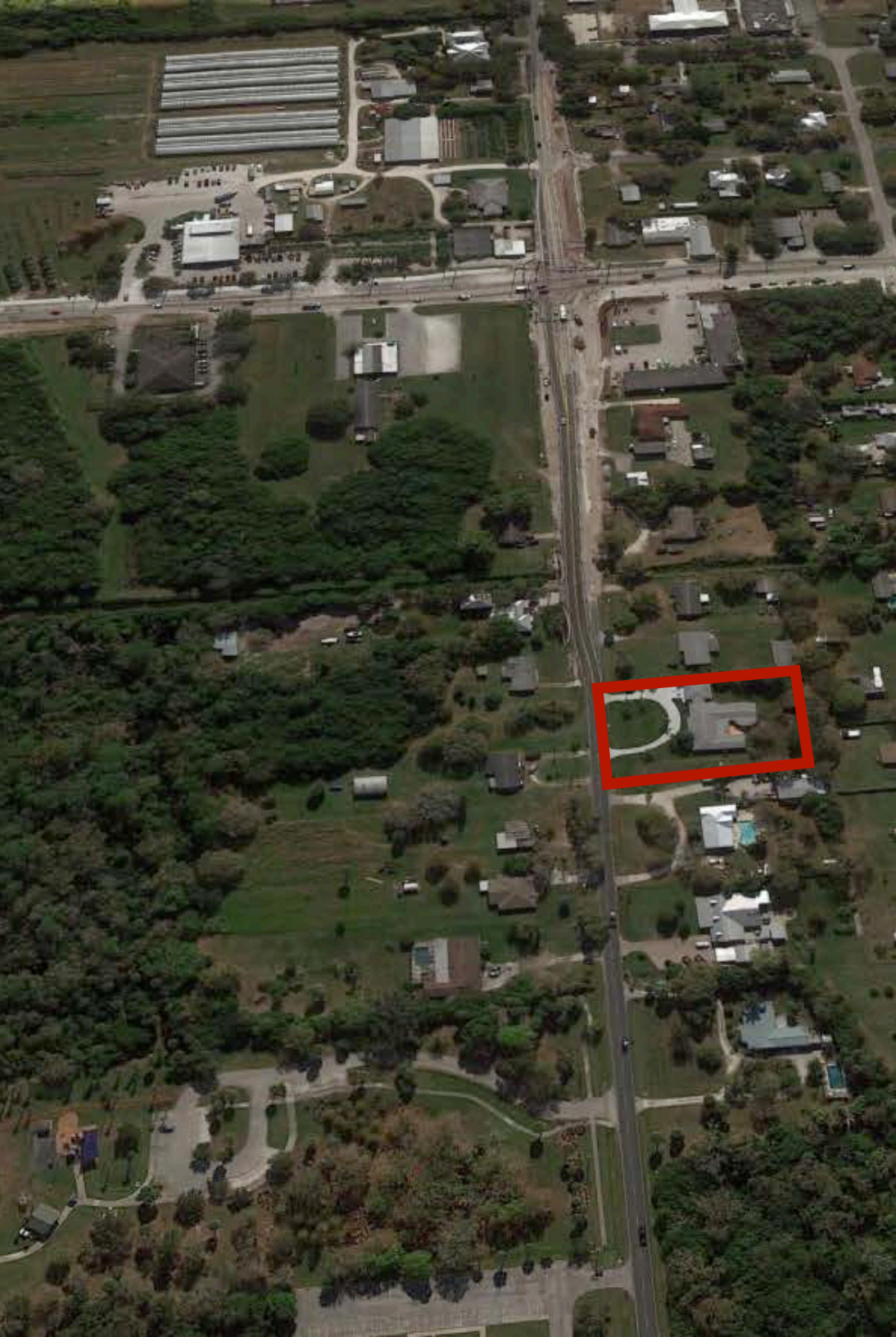
EXCLUSIVELY MARKETED BY



FORT PIERCE NURSING HOME FOR SALE

4707 Oleander Ave, Fort Pierce, FL 34982

Institutional | Health Care | .97 AC



FORT PIERCE NURSING HOME FOR SALE

Alex Rodriguez-Torres, PA
Owner | Broker

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PROPERTY SUMMARY

R.T Commercial Real Estate is pleased to offer this assisted living facility - formerly, Divine Assisted Living. This Property can be used as an assisted living facility, community housing or residential housing for drug rehab. Can also be a Drug Detox - use to be determined by new owner! City is amenable to different scenarios. Beautiful 1 acre property just off of Midway in South Fort Pierce - west of US 1.





PROPERTY DETAILS

OFFERING

PRICE	\$875,000
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PROPERTY SPECIFICATIONS

BUILDING SIZE	6,291 SF
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ACREAGE	0.97 AC
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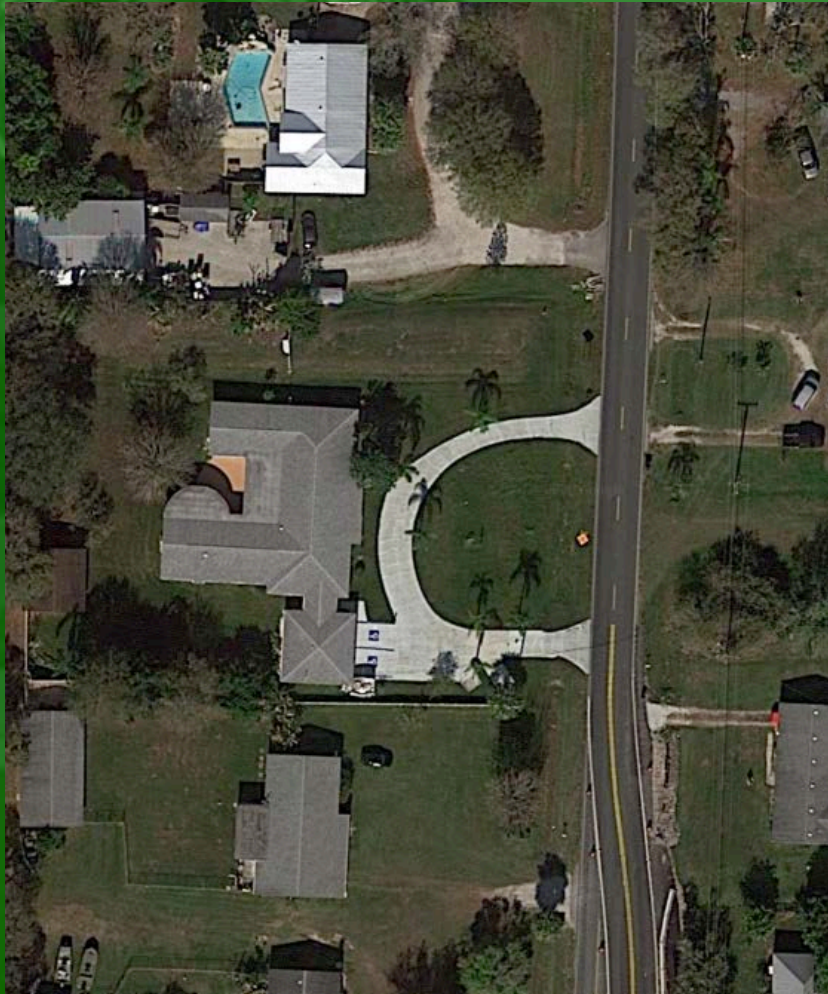
FRONTAGE	N/A
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ZONING	Institutional
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LAND USE	Nursing Home
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PARCEL ID	34-04-501-0506-0004
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PROPERTY OVERVIEW



ACCESS

Oleander Ave



IMPROVEMENTS

6,291 SF (existing building)



PARCEL

34-04-501-0506-0004



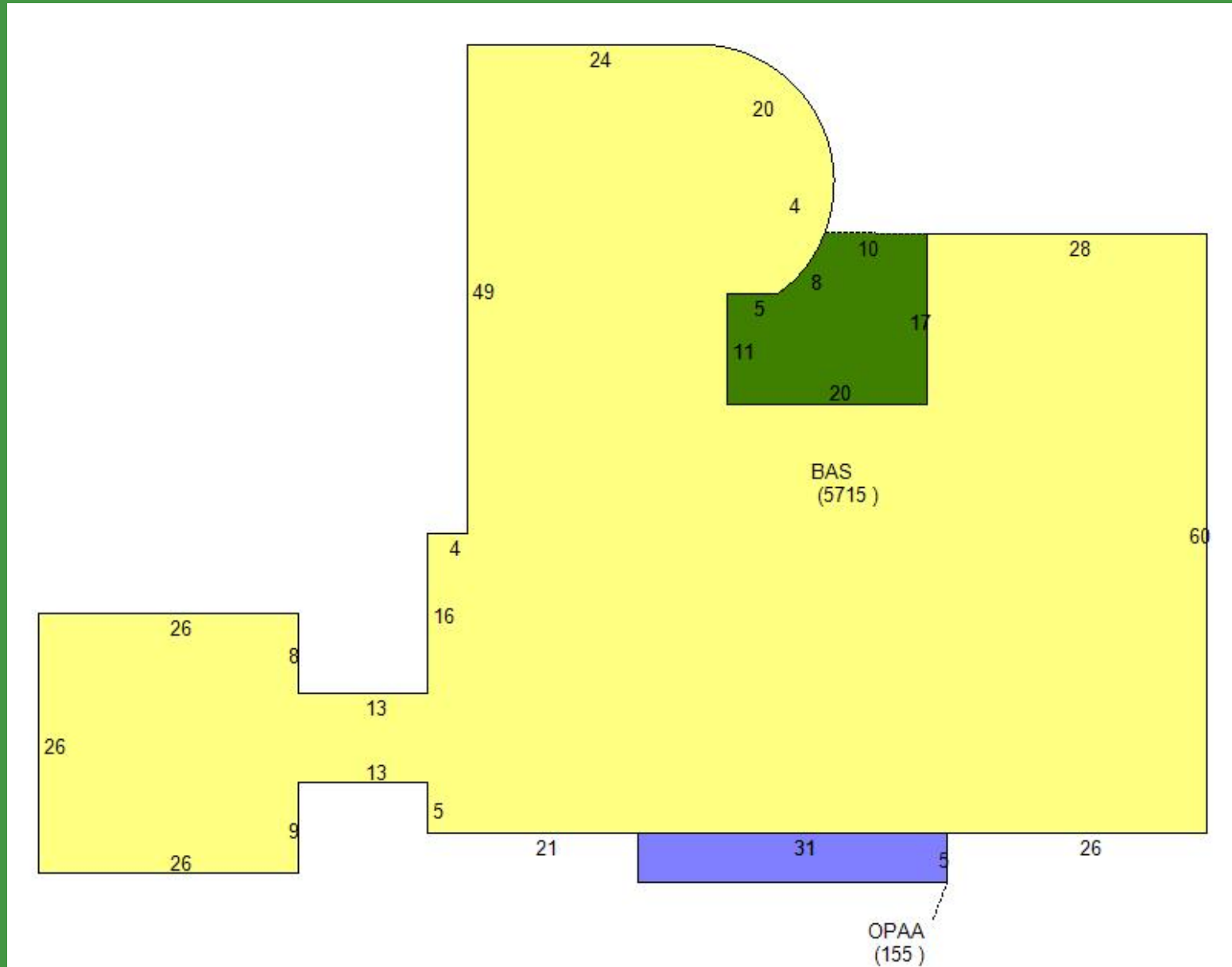
ZONING

Institutional

SITE AERIAL



FLOOR PLAN



ZONING INFORMATION

I - Institutional

1. Purpose.

The purpose of this district is to provide and protect an environment suitable for institutional, public, and quasi-public uses, together with such other uses as may be compatible with institutional, public, and quasi-public surroundings. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

2. Permitted Uses.

- a. Community residential homes subject to the provisions of Section 7.10.07. (999)
- b. Family day care homes. (999)
- c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
- d. Institutional residential homes. (999)
- e. Parks. (999)
- f. Police and fire protection. (9221,9224)
- g. Recreational activities. (999)
- h. Religious organizations. (866)

Lot Size Requirements. Lot size requirements shall be in accordance with Section 7.04.00.

4. Dimensional Regulations. Dimensional requirements shall be in accordance with Section 7.04.00.

5. Off-Street Parking and Loading Requirements. Off-street parking and loading requirements are subject to Section 7.06.00.

6. Landscaping Requirements. Landscaping requirements are subject to Section 7.09.00.

7. Conditional Uses:

- a. Amphitheatres. (999)
- b. Cemeteries. (6553)
- c. Membership organizations. (86)
- d. Correctional institutions. (9223)
- e. Cultural activities and nature exhibitions. (999)
- f. Educational services and facilities. (82)
- g. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
- h. Fairgrounds. (999)
- i. Funeral and crematory services. (726)
- j. Theaters. (999)
- k. Medical and other health services. (80)
- l. Postal service. (43)
- m. Residential care facilities for serious or habitual juvenile offenders. (999)
- n. Social services. (83)
- o. Sporting and recreational camps. (7032)
- p. Stadiums, arenas, race tracks. (794)
- q. Telecommunication towers - subject to the standards of Section 7.10.23. (999)

AREA DEMOGRAPHICS

2020 DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Total Population	3,586	32,712	95,286
Average Household Income	\$54,082	\$44,329	\$45,800
Median Age	42	42	42