

FOR SALE

**1,378 Sq. Ft. Freestanding Office Building on
0.96 Acres with Previous Approval for 8,175 Sq.
Ft. Retail/Office Building**



President/Broker

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The above information has been obtained from sources we consider reliable, but we do

PROPERTY INFORMATION

ADDRESS:	651 SW Port St. Lucie Blvd, Port St. Lucie, FL
LOCATION:	Located at the northeast corner of SW Port St. Lucie Blvd and SW Del Rio Blvd. between the Florida's Turnpike and Gatlin Blvd.
BUILDING SIZE:	1,378 Sq. Ft.—Offices, conference room, bathroom
APPROVALS:	The property received all necessary approvals for an 8,175 Sq. Ft. retail/office building in 2007; plans would have to be resubmitted for reapproval.
ACRES:	0.95 Acres
PRICE:	\$825,000.00
YEAR BUILT:	1984
TRAFFIC COUNT:	AADT 47,600 vehicles per day on Port St. Lucie Blvd and Del Rio Blvd 8,100 vehicles
ZONING:	LMD Limited Mixed Use Retail - see attached
PARKING:	The property can accommodate parking for approximately 13 vehicles including one handicapped space.
COMMENTS:	<ul style="list-style-type: none">• In continual use as an insurance office for the last 25 years, this high profile property is ideally suited for a retail or professional office user who wants to take advantage of this high traffic, densely populated location.

EXTERIOR PHOTO



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Aerial



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Map

