

CENTRAL PARK PLAZA

145 NW CENTRAL PARK PLAZA, PORT SAINT LUCIE, FL 34986

OFFICE BUILDING FOR SALE

PRICE	\$3,375,000
CAP RATE	7.15%
APN	3323-810-0003-000-9
Building Size	14,748 SF Under Air
Lot Size	1.36 Acres
Building Class	B
Year Built	1995
Number of Floors	2
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

Situated in the thriving St. Lucie West area, this 14,748 SF (under air) office building presents an exceptional investment opportunity. Currently at a 7.15% Cap Rate based on current NOI and asking price.

The property is zoned General Commercial, allowing for versatile use and strong investment potential. This stable and reliable asset provides a turnkey opportunity for discerning investors, promising a secure addition to their portfolio. Don't miss out on this sought-after property that embodies prime location and unparalleled potential.



- CAP Rate 7.15% with immediate opportunity to increase rents on several current leases
- 14,748 SF (under air) office building with 16 units for diversified income stream
- PRICED BELOW Property Appraiser's Market Value of \$3,555,300.00
- 100% occupancy
- Zoned General Commercial for versatile use
- Prime location in St. Lucie West
- Strong investment potential with stable and reliable asset
- Turnkey opportunity for savvy investors
- Desirable and sought-after property in high-demand area
- Ample parking for employees and visitors
- Convenient access to major roadways

JOHN W. CHAPMAN, BROKER

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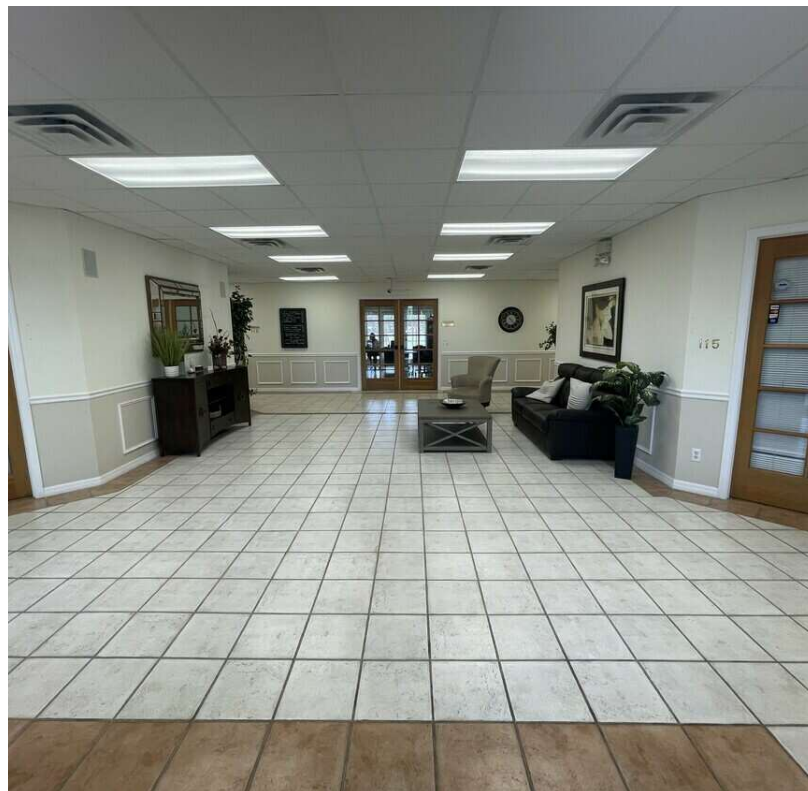
Chapman Commercial Real Estate, Inc. | 100 Southwest Albany Avenue Suite 300, Stuart, FL 34994 | 772.631.9168



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Map
data
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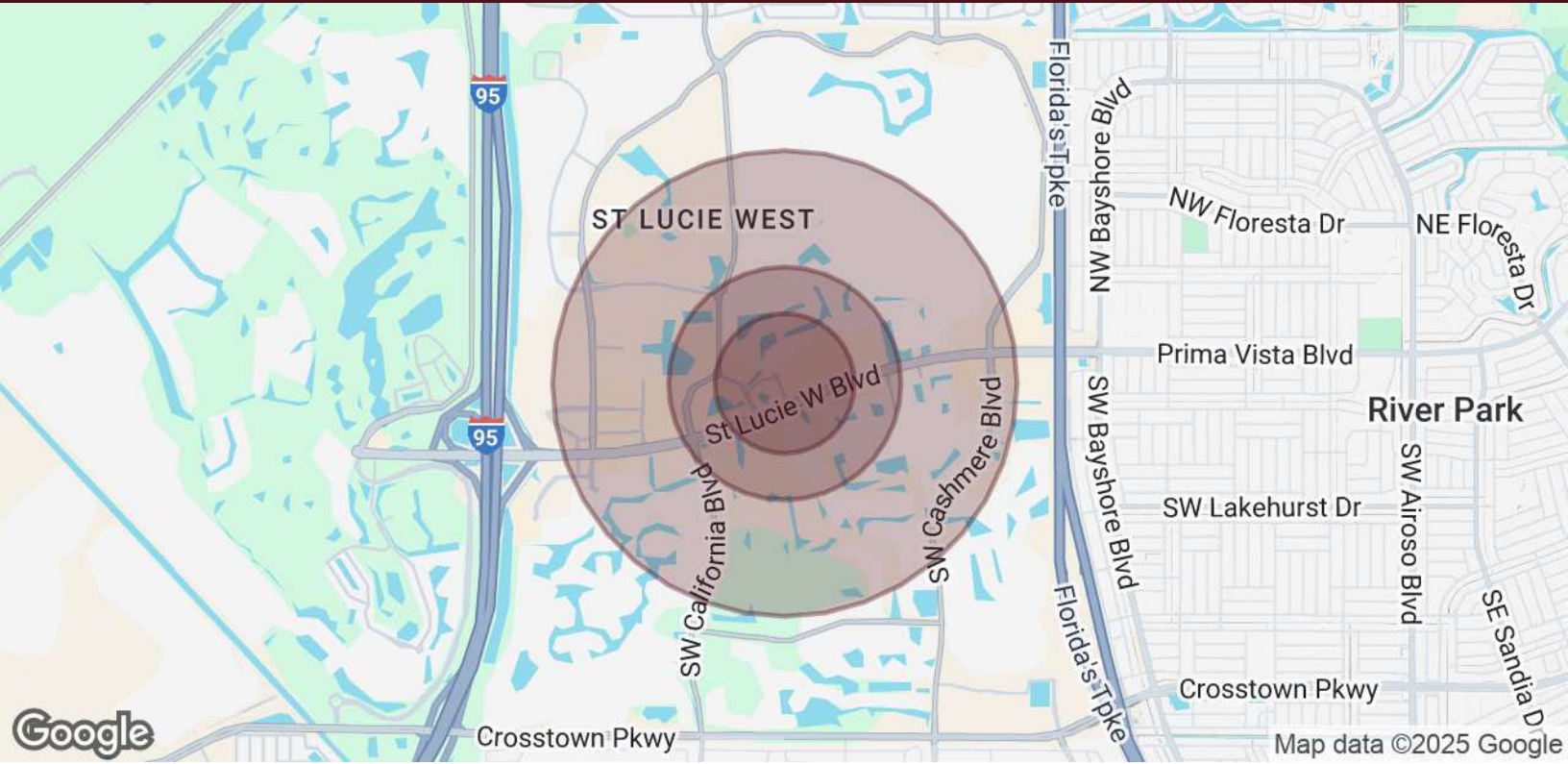
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	421	1,742	6,007
Average Age	64	60	60
Average Age (Male)	64	59	59
Average Age (Female)	64	60	60
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	233	906	3,073
# of Persons per HH	1.8	1.9	2
Average HH Income	\$84,011	\$82,886	\$92,963
Average House Value	\$333,469	\$349,766	\$376,647

Demographics data derived from AlphaMap

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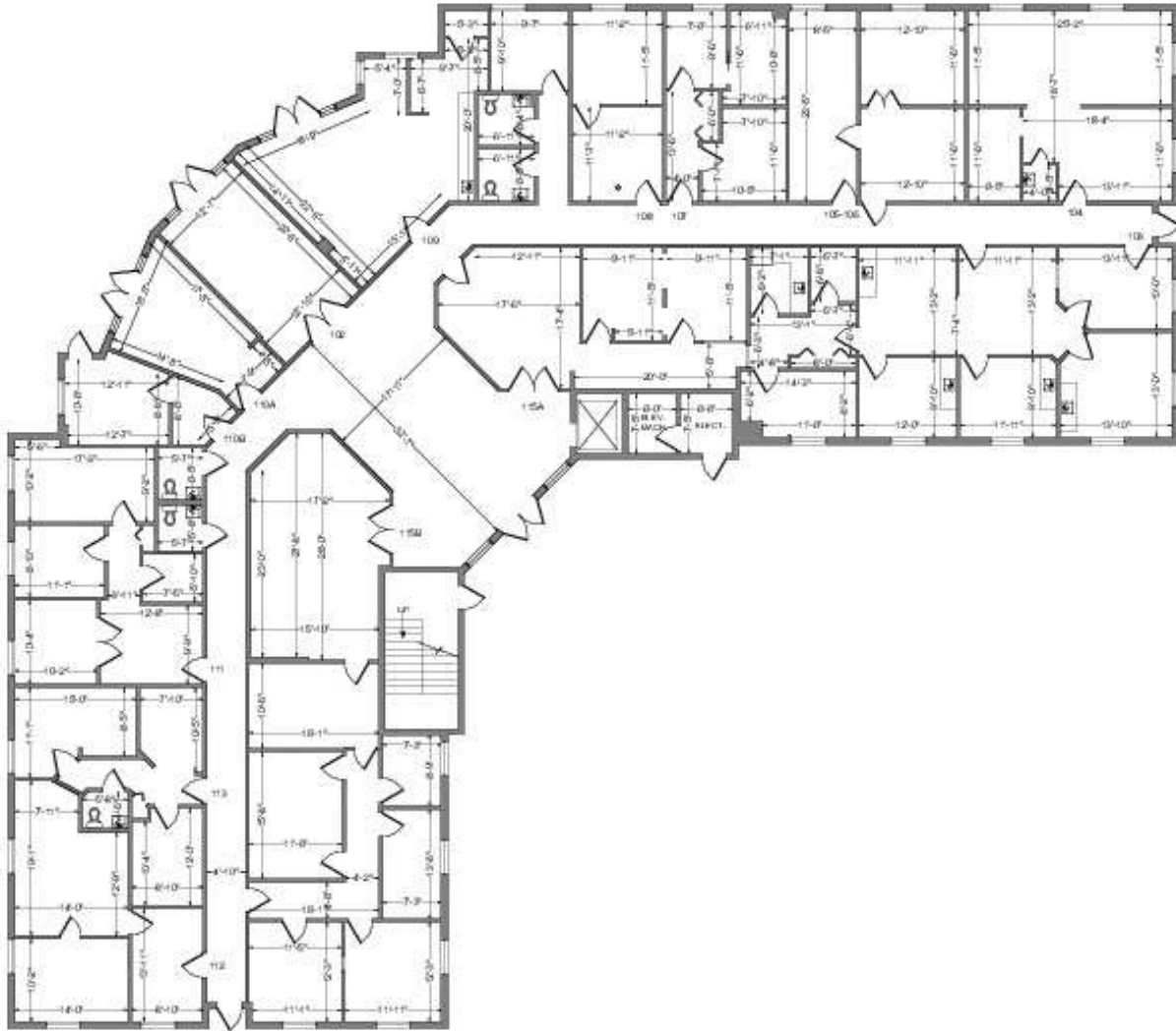
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CENTRAL PARK PLAZA

145 NW CENTRAL PARK PLZ, PORT SAINT LUCIE, FL 34986-2482, PORT SAINT LUCIE, FL 34986

OFFICE BUILDING FOR SALE - FLOOR PLAN FOR FIRST FLOOR



1ST FLOOR

ANSI/BOMA Z85.1-2017

145 NW CENTRAL PARK PLAZA
PT. ST. LUCIE, FL



FEBRUARY 8, 2023

B.Doc
BUILDING
DOCUMENTATION
SPECIALISTS

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Sale Price	\$3,375,000
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Cap Rate	7.15%
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LOCATION INFORMATION

Building Name	Central Park Plaza
Street Address	145 NW Central Park Plaza, Port Saint Lucie, FL 34986
City, State, Zip	Port Saint Lucie, FL 34986
County	St. Lucie
Market	Port St. Lucie
Sub-market	St. Lucie West
Cross-Streets	St. Lucie West Blvd. and Central Parkway

BUILDING INFORMATION

Building Size	14,748 SF Under Air
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	General Commercial
Lot Size	1.36 Acres
APN #	3323-810-0003-000-9

PARKING & TRANSPORTATION

Parking Type	Other
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UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes



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