



FOR SALE

INDIVIDUAL PRICING AVAILABLE

1258 - 1262 Southwest Biltmore Street

Port St. Lucie, FL 34983

PROPERTY OVERVIEW

This fully finished commercial kitchen facility is move in ready and perfect for anyone looking to hit the ground running. Features include grease trap, hood system, floor drains, propane lines into building, 3 phase power switch, and large walk in refrigerator. The facility contains 3,705 SF of ground floor area, plus over 1,400 SF of fully permitted 2nd floor office space and storage. Whether you're launching a ghost kitchen, expanding a catering business / bakery, food truck commissary, this space is ready to support your operation from day one!

OFFERING SUMMARY

Zoning:	IN - Industrial
1258 Available SF:	1,235 SF
1260 Available SF:	1,235 SF
1262 Available SF:	1,235 SF
Total SF:	3,705 SF



COOPER OSTEEEN
VICE PRESIDENT/BROKER
Mobile 772.332.9544
costeen@slccommercial.com

772.220.4096 | slccommercial.com

SALE PRICE

\$950,000



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

BILTMORE COMMERCIAL CENTER

FOR SALE

Location Information

Building Name	Biltmore Commercial Center
Street Address	1250 - 1264 Southwest Biltmore Street
City, State, Zip	Port St. Lucie, FL 34983
Cross Streets	Everly Avenue and Dwyer Avenue
Nearest Highway	Florida Turnpike
Nearest Airport	West Palm Beach

Building Information

Building Size	10,922 SF
Tenancy	Multiple
Ceiling Height (Ft)	18.0
Year Built	2006
Construction Status	Existing
Parking Ratio (Per 1000 SF)	5.0
Number Of Parking Spaces	30
Parking Type	Surface
Plumbing Description	Fully Plumbed for special use as commercial kitchen
Handicap Access	Yes
Roof	Metal
Office Buildout	20%
Utilities Description	City of Port St. Lucie
Loading Description	Drive up bays

Location Overview

The property is located in the central Biltmore Industrial area of Port Saint Lucie with easy access to the Turnpike & I-95.

Property Details

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	40,000 SF
APN#	3431-566-0007-000-1
Submarket	Central

Utilities & Amenities

Broadband	Cable
Landscaping	Association
Gas / Propane	City of Port St. Lucie

Zoning / Land Use Details

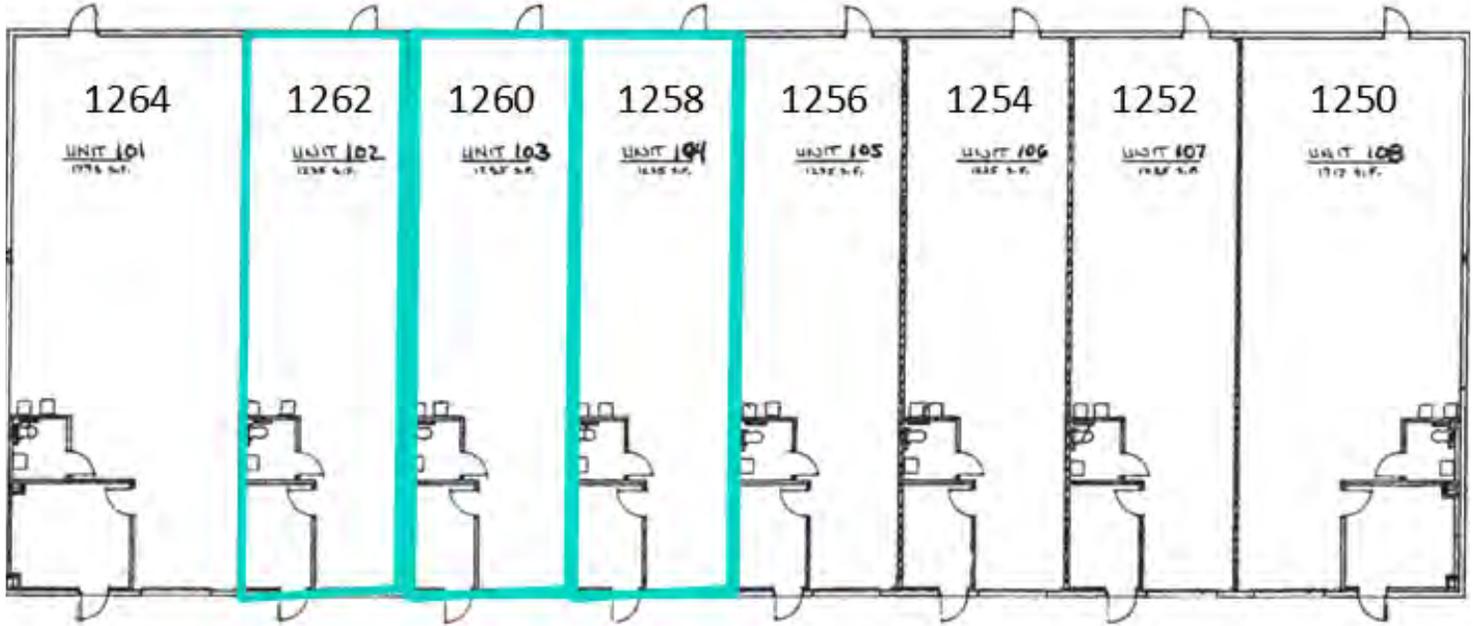
Zoning	IN - Industrial
Permitted Use	See Below

[Permitted Uses Link](#)

Individual Pricing

BILTMORE COMMERCIAL CENTER

FOR SALE



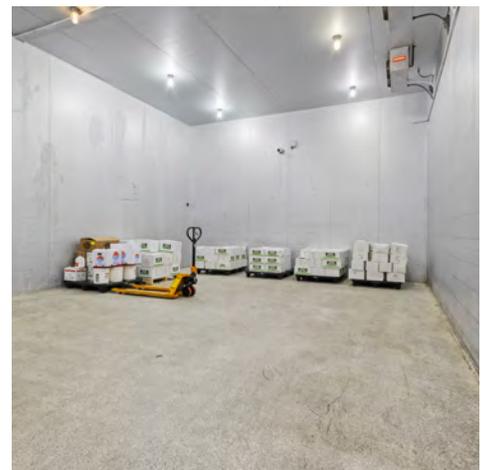
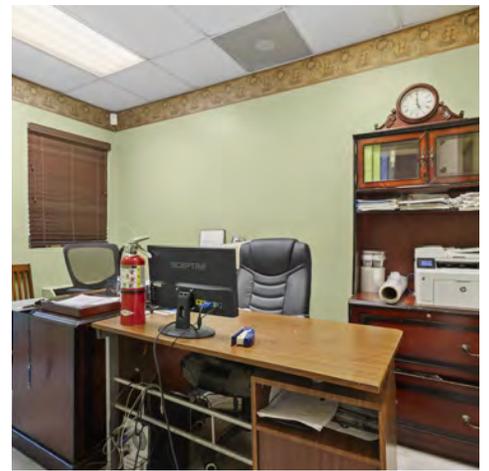
AVAILABLE UNITS

Unit 1258	1,235 SF	\$325,000.00
Unit 1260	1,235 SF	\$300,000.00
Unit 1262	1,235 SF	\$325,000.00
Three Combined Units	3,705 SF	\$950,000.00

Interior Images

BILTMORE COMMERCIAL CENTER

FOR SALE



Exterior Images

BILTMORE COMMERCIAL CENTER

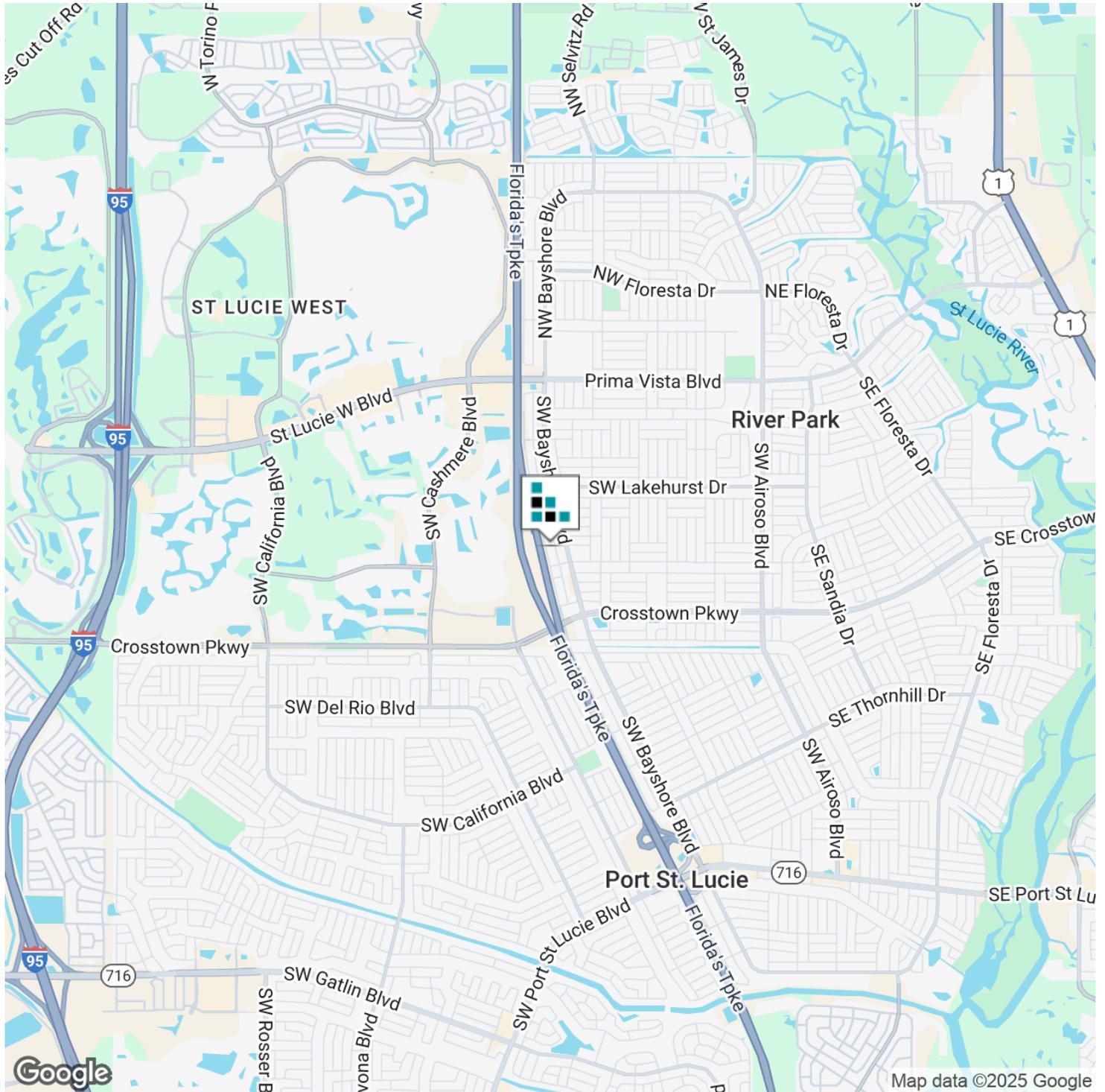
FOR SALE



Location Map

BILTMORE COMMERCIAL CENTER

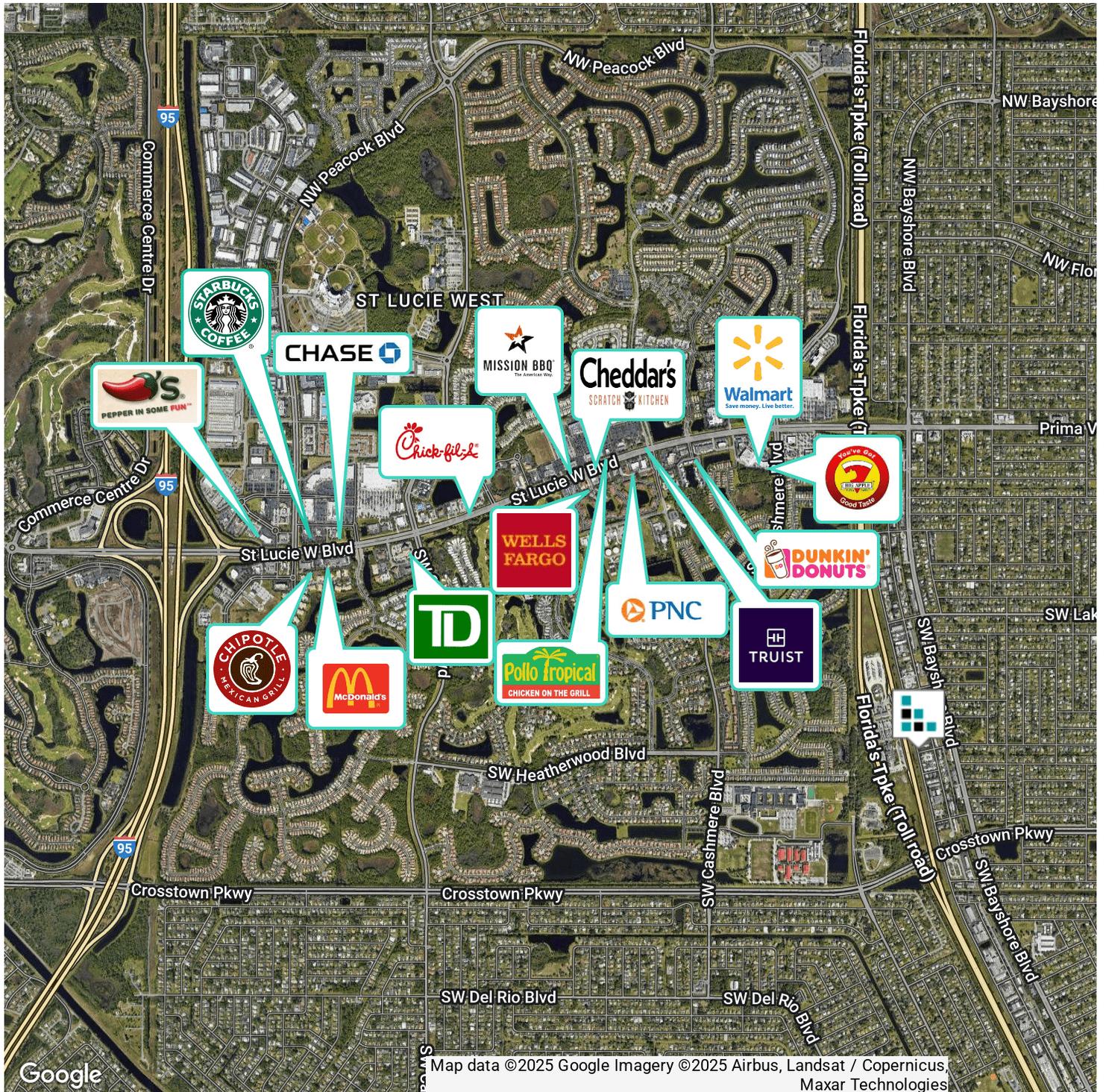
FOR SALE



Retailer Map

BILTMORE COMMERCIAL CENTER

FOR SALE



Disclaimer

BILTMORE COMMERCIAL CENTER

FOR SALE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.