



# FOR SALE

## 1254 Southwest Biltmore Street

1254 Southwest Biltmore Street

Port St. Lucie, FL 34983

### PROPERTY OVERVIEW

Centralized flex industrial condo unit with office space, restroom, and open warehouse with front bay door. Excellent for contractor's trades businesses, and storage. Fully AC'd warehouse space with easy access to I-95, Turnpike, and core areas of Port Saint Lucie.

### LOCATION OVERVIEW

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

### OFFERING SUMMARY

|              |                          |
|--------------|--------------------------|
| Unit Size:   | 1,235 SF                 |
| Land Use:    | LI - Light Industrial    |
| Zoning:      | Industrial               |
| Utilities:   | City of Port Saint Lucie |
| Maintenance: | Association & Unit Owner |



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**SALE PRICE**

**\$285,000**



**SLC Commercial**  
Realty & Development



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# 1258 Property Details

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## Location Information

|                  |                                |
|------------------|--------------------------------|
| Building Name    | 1254 SW Biltmore St            |
| Street Address   | 1254 Southwest Biltmore Street |
| City, State, Zip | Port St. Lucie, FL 34983       |
| County/Township  | St. Lucie County               |
| Market           | Port Saint Lucie               |
| Submarket        | Central                        |
| Cross Streets    | Everly Avenue & Dwyer Avenue   |

## Property Details

|                       |                          |
|-----------------------|--------------------------|
| Property Type         | Industrial               |
| Property Subtype      | Flex Space               |
| Lot Size              | 40,000 SF                |
| APN#                  | 3431-566-0006-000-4      |
| Submarket             | Central                  |
| Utilities & Amenities | City of Port Saint Lucie |
| Maintenance           | Association & Unit Owner |

## Building Information

|                             |                       |
|-----------------------------|-----------------------|
| Building Size               | 10,922 SF             |
| Occupancy %                 | 100%                  |
| Tenancy                     | Multiple              |
| Minimum Ceiling Height (Ft) | 18.0                  |
| Year Built                  | 2006                  |
| Construction Status         | Existing              |
| Framing                     | Drywall               |
| Condition                   | Good                  |
| Ceilings                    | Insulated             |
| Floor Coverings             | Tile/Concrete         |
| Landscaping                 | Association           |
| Office Buildout             | 20%                   |
| Utilities Description       | City of Port St Lucie |
| Loading Description         | Drive up bays         |
| Construction                | Metal Warehouse       |
| Road Type                   | Paved                 |

## Parking & Transportation

|                  |         |
|------------------|---------|
| Parking Type     | Surface |
| Parking Ratio    | 5.0     |
| Number Of Spaces | 30      |

## Utilities & Amenities

|                      |   |
|----------------------|---|
| Handicap Access      | Yes   |
| Landscaping          | Association   |
| Gas/Propane          | City of Port St. Lucie                              |
| Plumbing Description | Fully plumbed for special use as commercial kitchen |
| Exterior Description | Metal   |
| Interior Description | Flex Warehouse                                      |
| Utilities            | City of Port St Lucie                               |
| Loading Description  | Drive up bays                                       |

## Zoning / Land Use Details

|               |                       |
|---------------|-----------------------|
| Zoning        | Industrial            |
| Land Use      | LI - Light Industrial |
| Permitted Use | See Below             |

[Click Here for Permitted Uses](#)

# Additional Photos

1254 SW BILTMORE ST

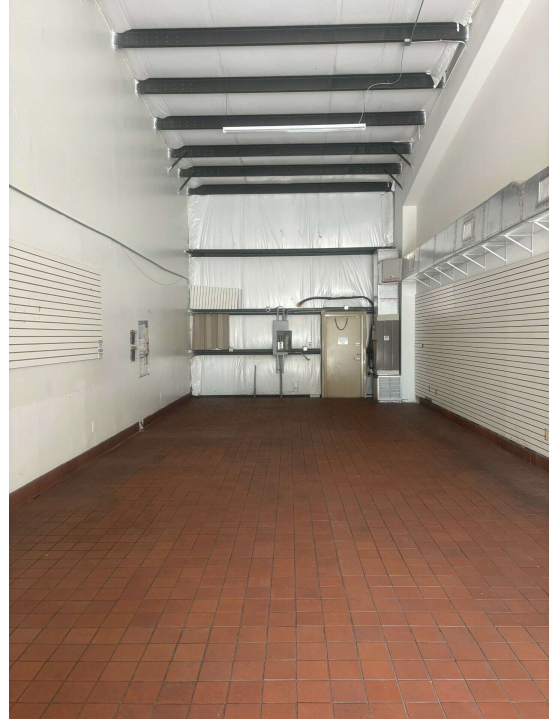
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# Interior Photos

1254 SW BILTMORE ST

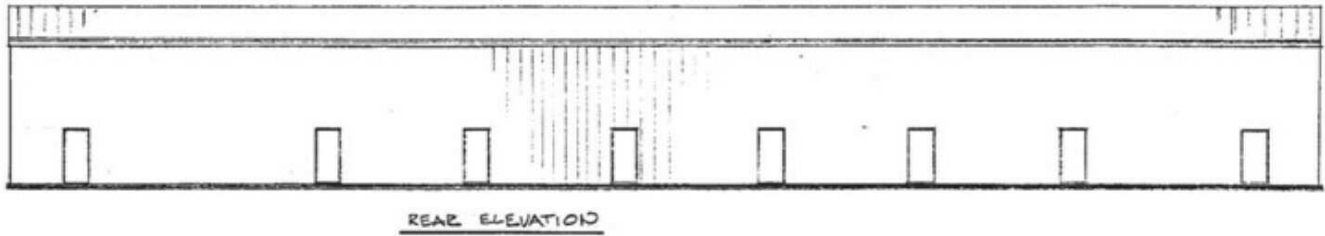
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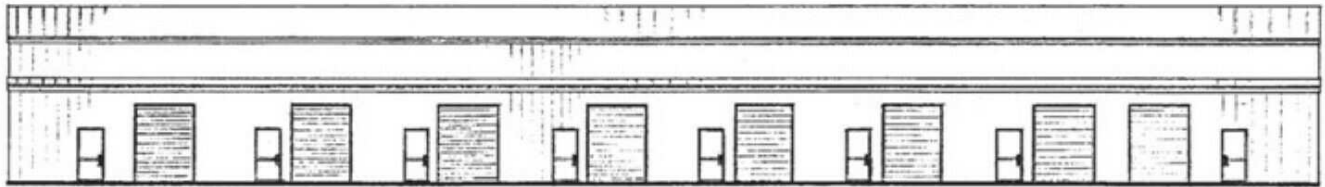
# Site Plan

1254 SW BILTMORE ST

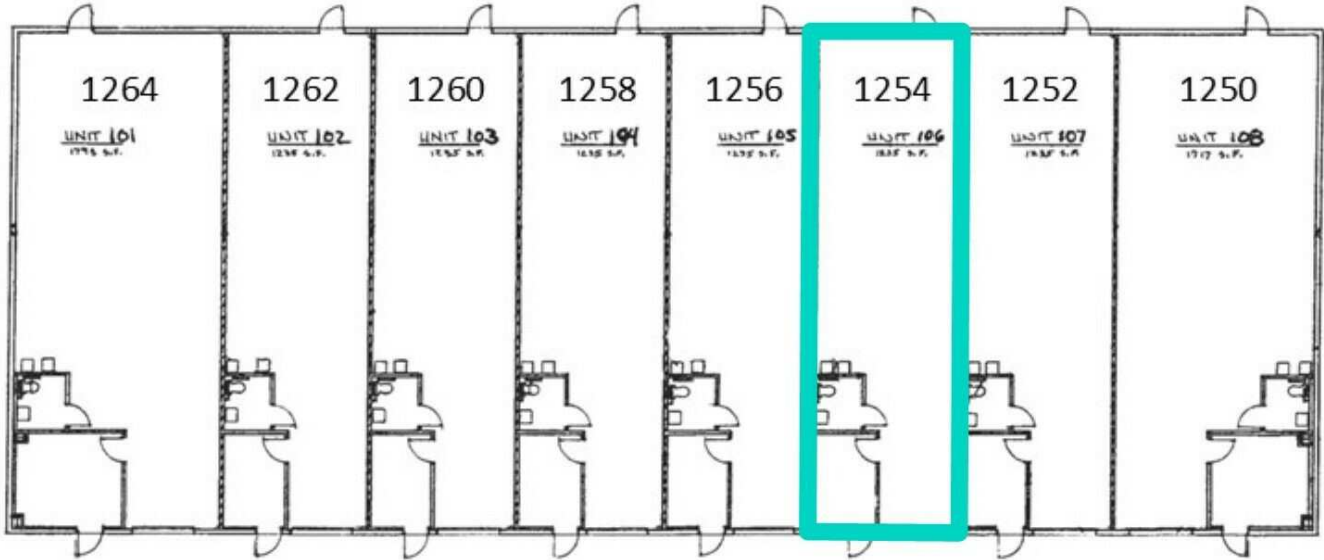
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REAR ELEVATION



FRONT ELEVATION



# 1258 Retailer Map

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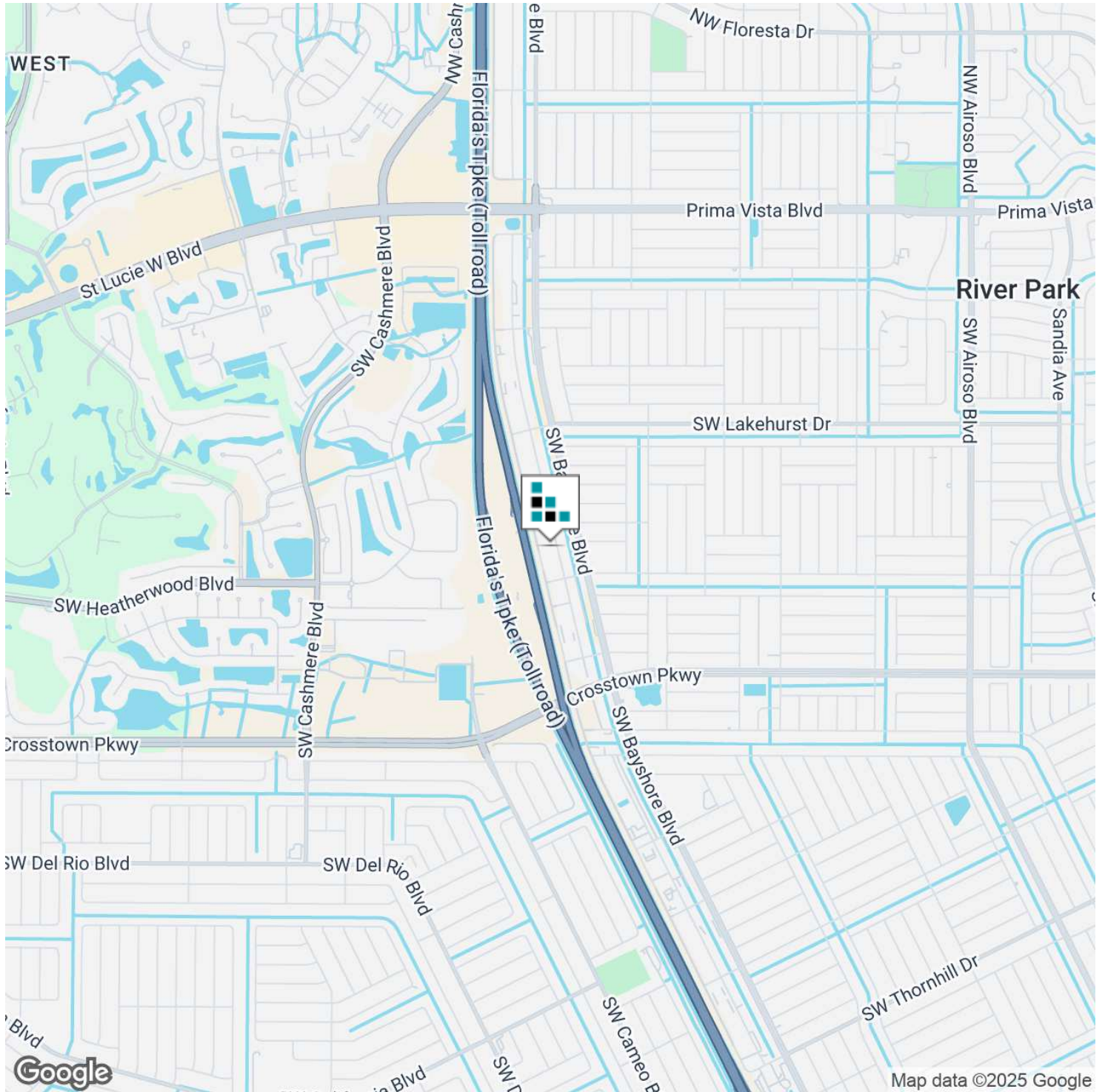
Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

# Location Map

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# Disclaimer

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