



FOR SALE

1258 Southwest Biltmore Street

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Port St. Lucie, FL 34983

PROPERTY OVERVIEW

Centralized flex industrial condo unit built out as commercial kitchen facility. The unit contains 1,235 SF of ground floor area with an additional 700 SF of 2nd floor storage & offices. Turnkey food production facility with tile floors and floor drains, grease trap, 16' hood, 100% AC'd and upgraded plumbing system. Excellent setup for catering & food distribution! Additional units available for larger kitchen area and refrigerator / freezer space.

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

SALE PRICE

\$325,000



COOPER OSTEEEN

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SLC Commercial
Realty & Development



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1258 Property Details

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Location Information

Building Name	1258 SW Biltmore St
Street Address	1258 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#	3431-566-0004-000-0
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

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

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Additional Photos

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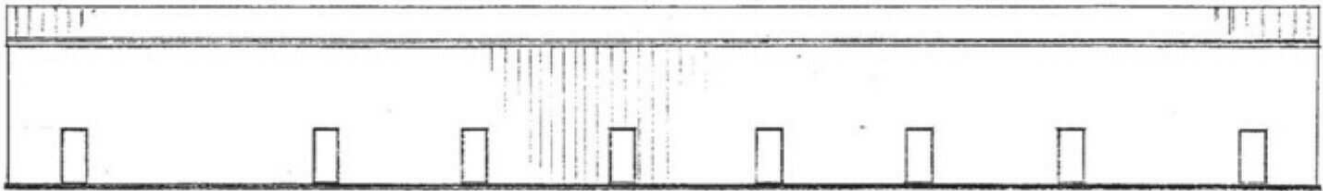
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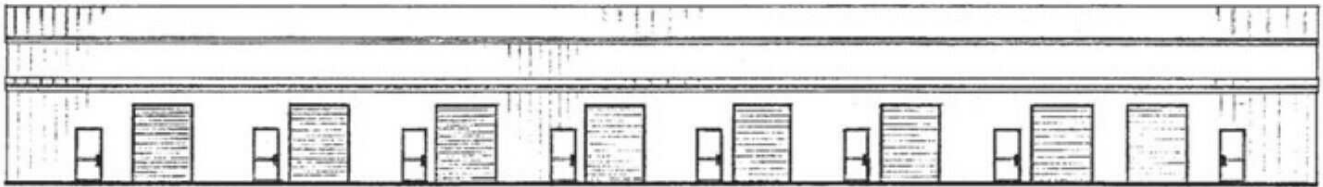
Site Plan

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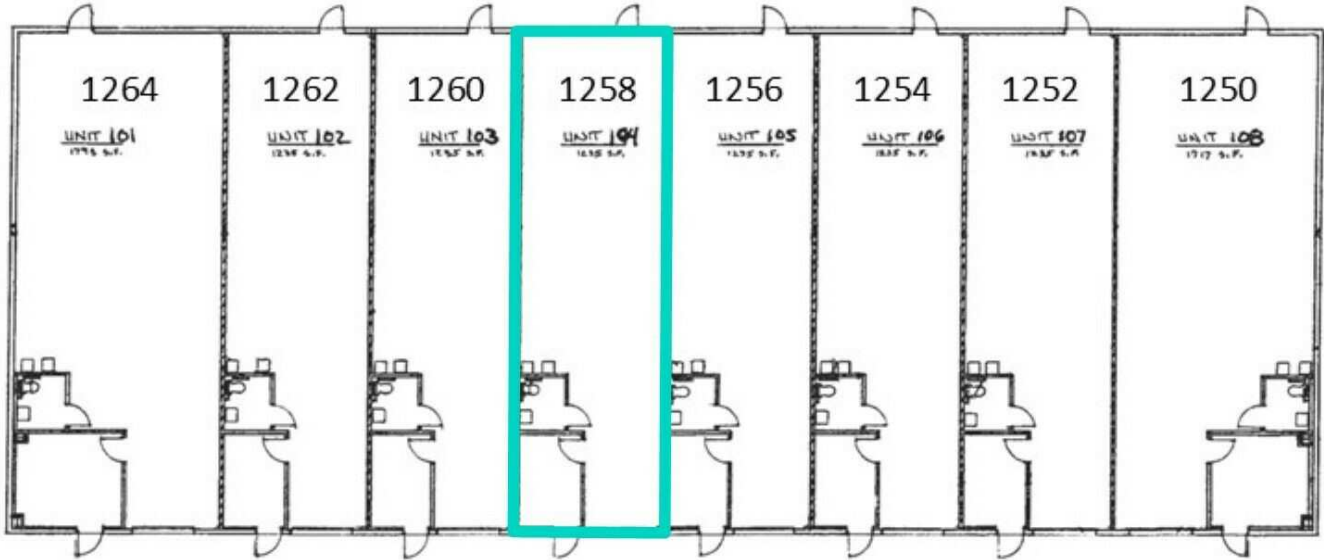
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REAR ELEVATION



FRONT ELEVATION



1258 Retailer Map

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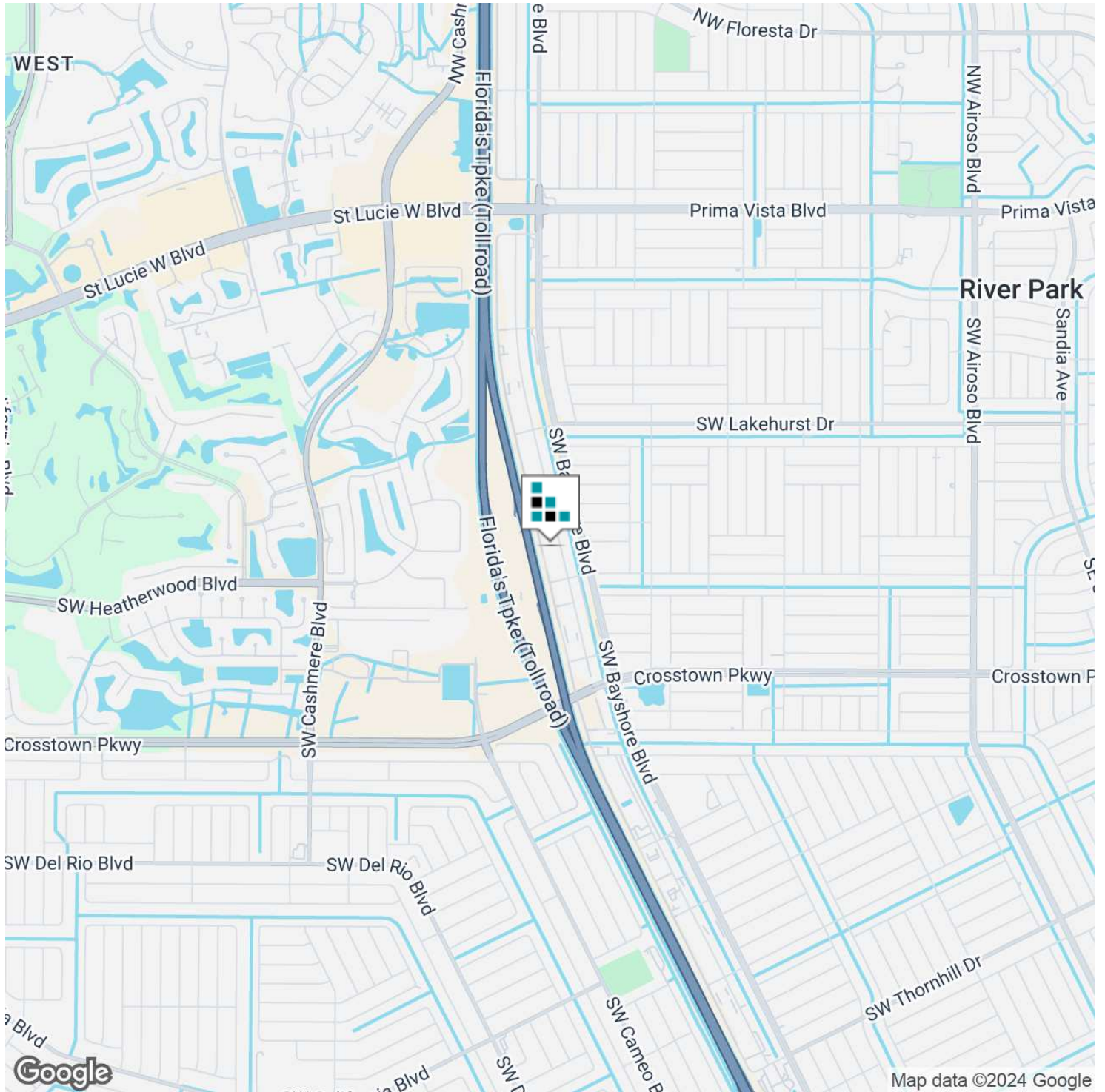
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Location Map

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Disclaimer

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