

FOR SALE

Fort Pierce Owner/User Industrial

517 S 33RD ST
FORT PIERCE, FL 34947

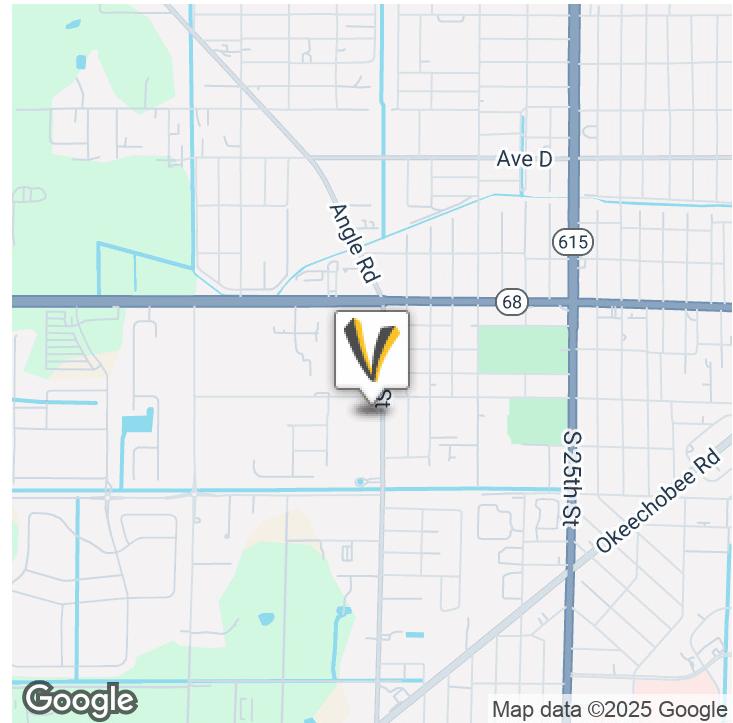


RICH VAALER

Principal Broker
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VAALER
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	13,582 SF
Available SF:	
Lot Size:	3.53 Acres
Number of Units:	2
Price / SF:	\$128.85
Year Built:	1981
Zoning:	CG
Market:	Treasure Coast
Submarket:	Fort Pierce

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the thriving Treasure Coast area! This versatile property boasts a 6,336 SF building with 2 units, offering flexibility for industrial, warehouse, or distribution use. Constructed in 1981, the property is solidly built to stand the test of time. Zoned CG, it provides ample potential for diverse commercial applications. Situated in a strategic location, this property offers convenient access to major transportation routes and the Port of Fort Pierce. With its prime positioning and range of potential uses, this property presents an exceptional opportunity for industrial, warehouse, and distribution investors seeking a valuable asset in a dynamic market.

PROPERTY HIGHLIGHTS

- 6,336 SF building
- 2 units
- Built in 1981
- Zoned CG
- Close to Orange Ave/I-95
- Prime location in Treasure Coast area



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AERIAL PLAT



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AERIAL MAP



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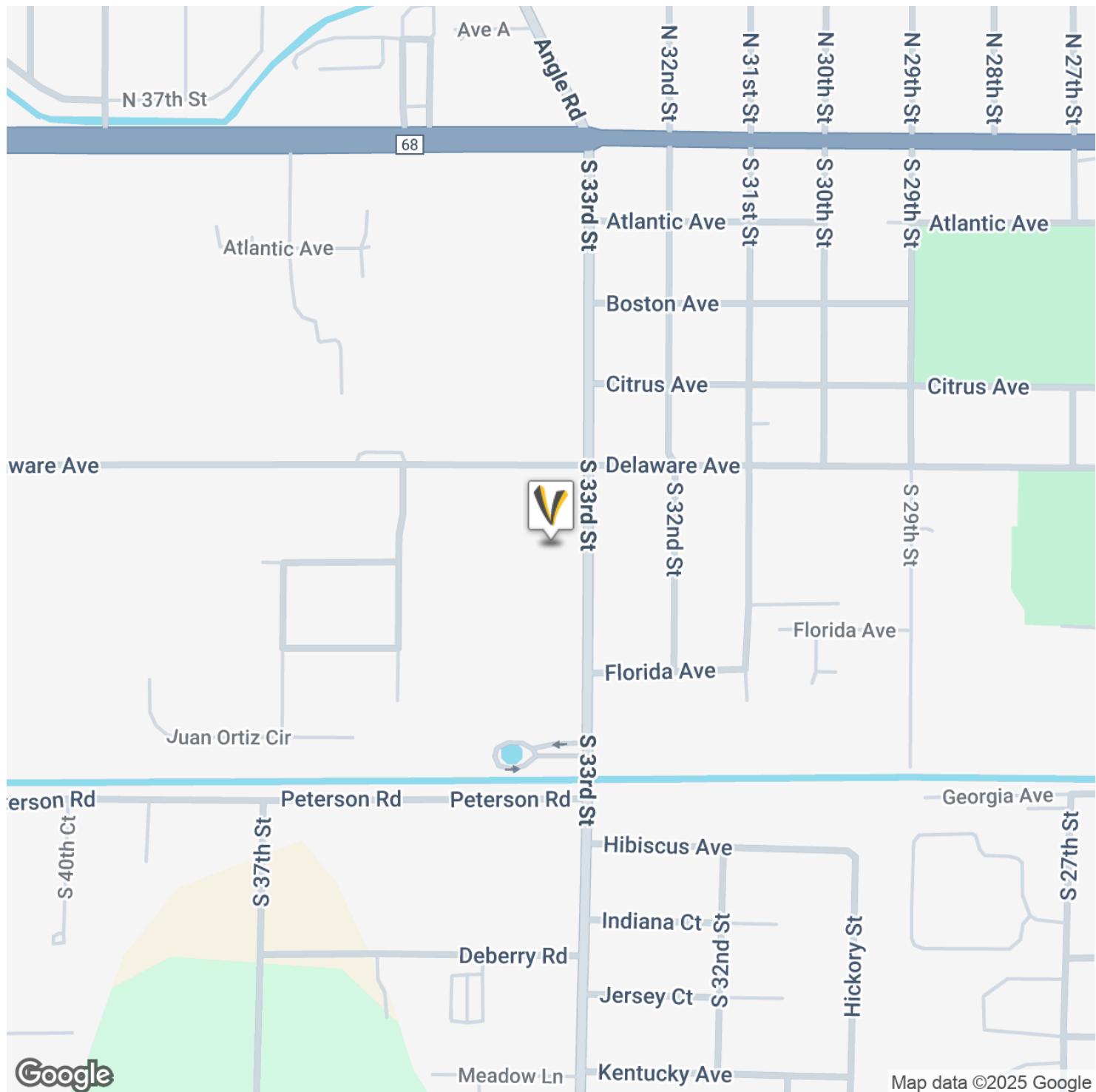
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LOCATION MAP



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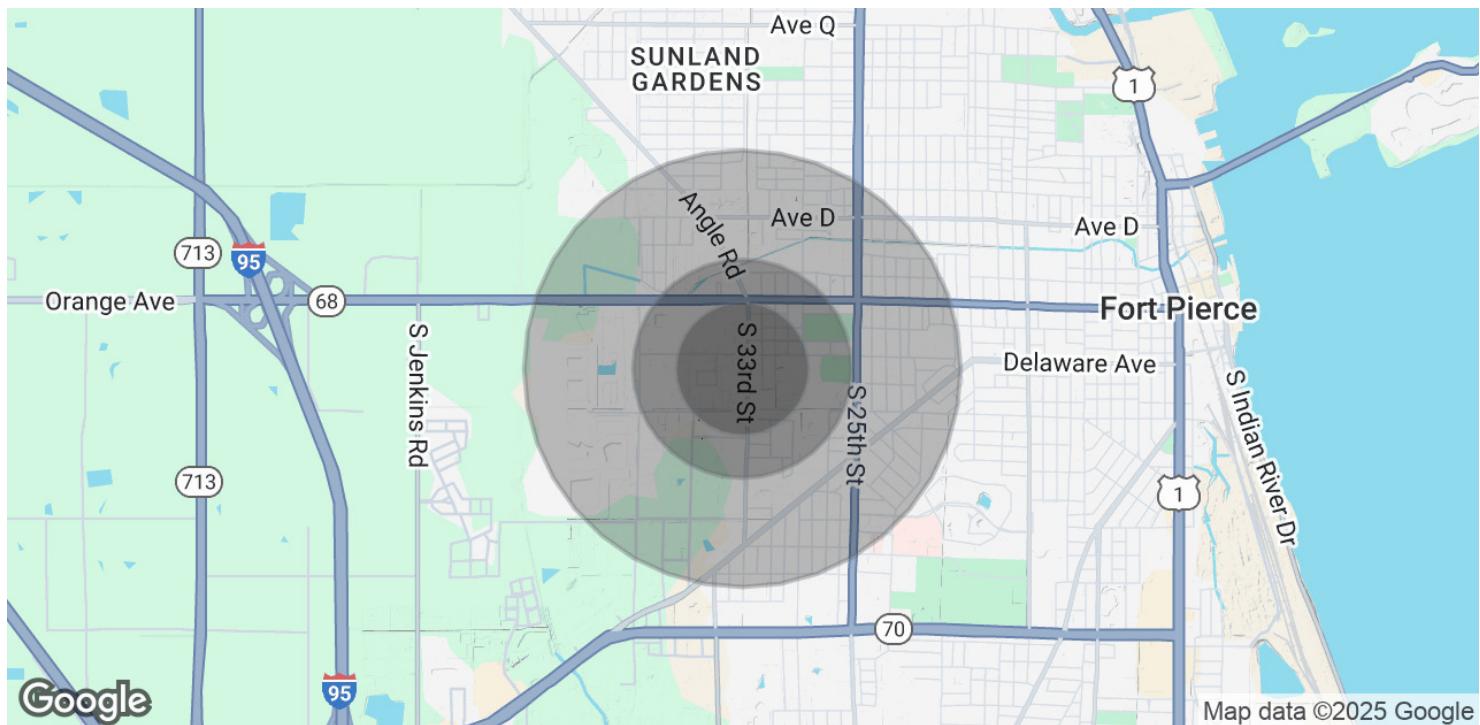
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DEMOCRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	648	2,631	9,795
Average Age	37	35	36
Average Age (Male)	36	34	34
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	181	788	3,250
# of Persons per HH	3.6	3.3	3
Average HH Income	\$54,968	\$52,657	\$52,107
Average House Value	\$149,242	\$159,516	\$195,451

Demographics data derived from AlphaMap