



# FOR SALE

## 1250 Southwest Biltmore Street

1250 Southwest Biltmore Street

Port St. Lucie, FL 34983

### PROPERTY OVERVIEW

Centralized flex industrial condo unit with office space, restroom, and open warehouse. Excellent for contractor's trades businesses, and storage. Large end unit with easy access to I-95, Turnpike, and core areas of Port Saint Lucie. Unit can be purchased with three other units in the same building that are setup as a turnkey food production facility with full kitchen with hood, grease trap, specialized plumbing for sinks and drainage, 1,000 SF walk in refrigerator and freezer, and backup generator.

### 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

Building Size:	10,922 SF
Unit Size:	1,717 SF
Land Use:	Flex Condo
Zoning:	IN (Industrial)
Maintenance:	\$500 Quarterly

SALE PRICE

\$315,000



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# Property Details

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## Location Information

Building Name	1250 SW Biltmore St
Street Address	1250 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

## Building Information

Minimum Ceiling Height (Ft)	18.0
Year Built	2006
Gross Leasable Area	10,922 SF
Construction Status	Existing
Plumbing Description	Standard
Exterior Description	Metal
Interior Description	Flex Warehouse
Interior Description	Flex Warehouse
Framing	Drywall
Condition	Good
Roof	Metal
Construction Description	Metal Warehouse
Landscaping	Association
Foundation	Concrete
Office Buildout	20%
Parking Description	Per Code
Walls	Metal
Ceilings	Insulated
Floor Coverings	Tile
Exterior Walls	Metal
Contruction	Metal Warehouse

## Property Details

Property Type	Industrial
Property Subtype	Flex Space
APN#	3431-566-0008-000-8
Submarket	Central
Utilities	City of Port Saint Lucie
Maintenance	\$500 Quarterly

## Parking & Transportation

Street Parking	Yes
Parking Ratio	5.0
Number Of Spaces	30
Parking Description	Per Code

## Utilities & Amenities

Handicap Access	Yes
Landscaping	Association
Plumbing Description	Standard
Exterior Description	Metal
Sewer	Yes
Water	Yes
Cable	Yes
Telephone	Yes

## Zoning / Land Use Details

Zoning	IN (Industrial)
Land Use	Flex Condo
Permitted Use	See Below

[Click Here for Permitted Uses](#)

# Additional Photos

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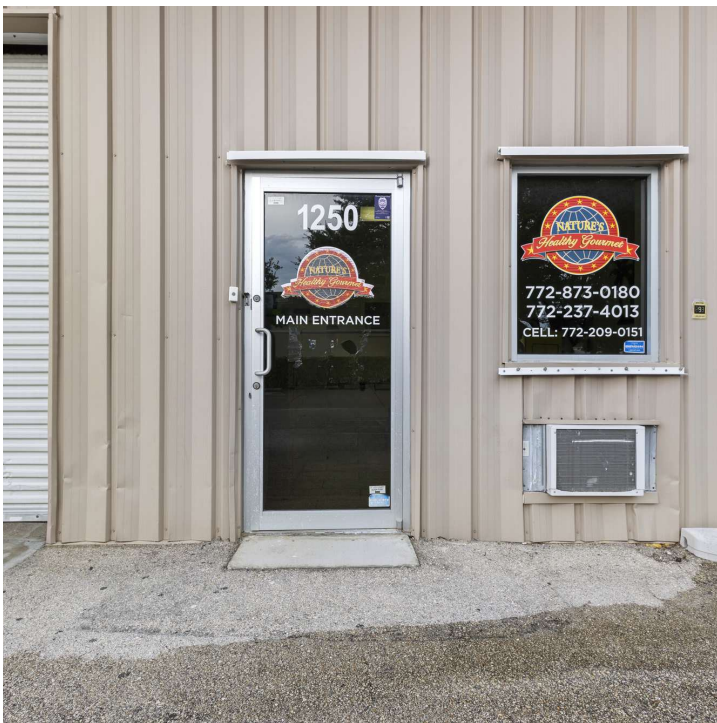


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# Additional Photos

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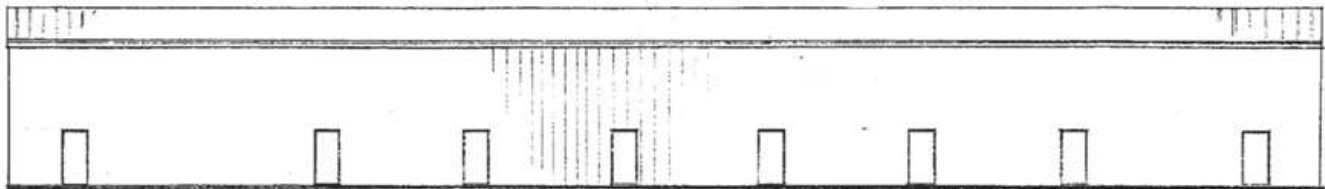
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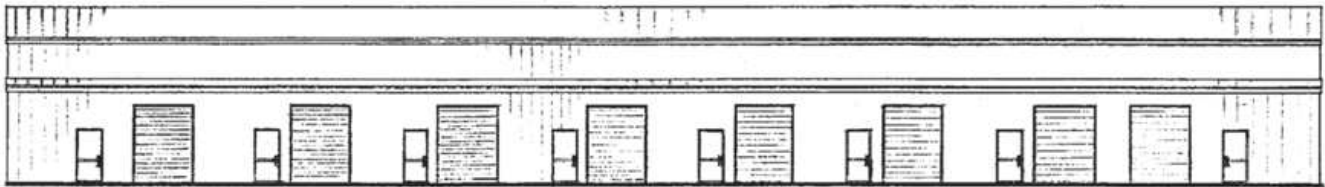
# Floor Plans

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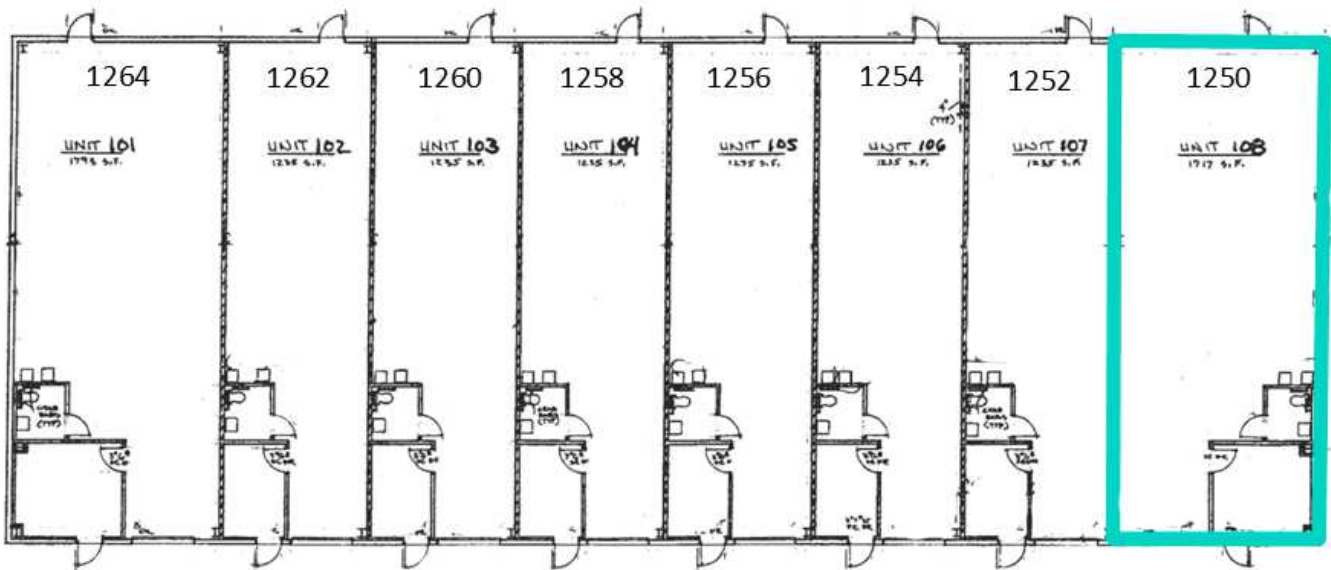
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REAR ELEVATION



FRONT ELEVATION



# Retailer Map CO

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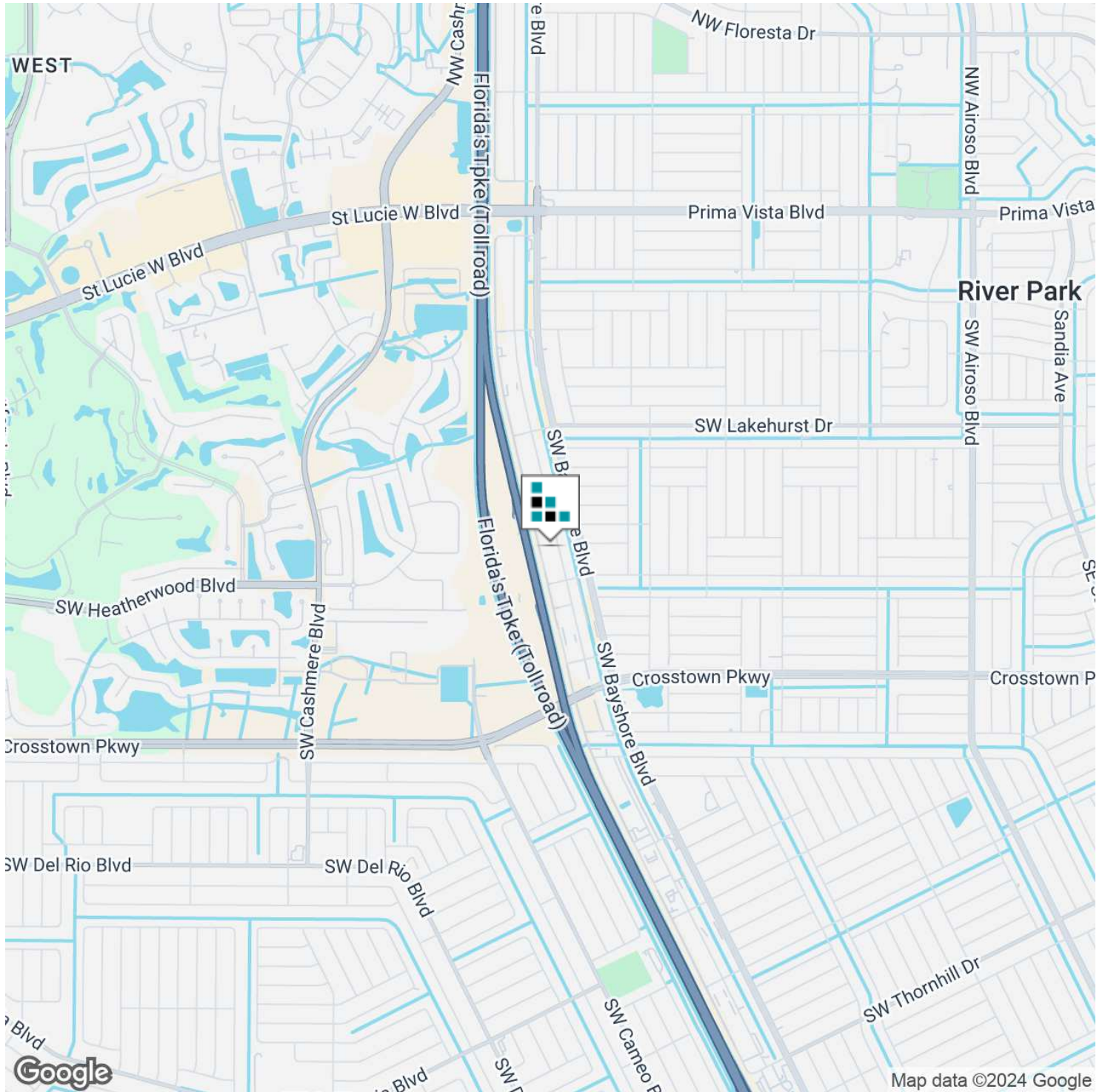
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# Location Map

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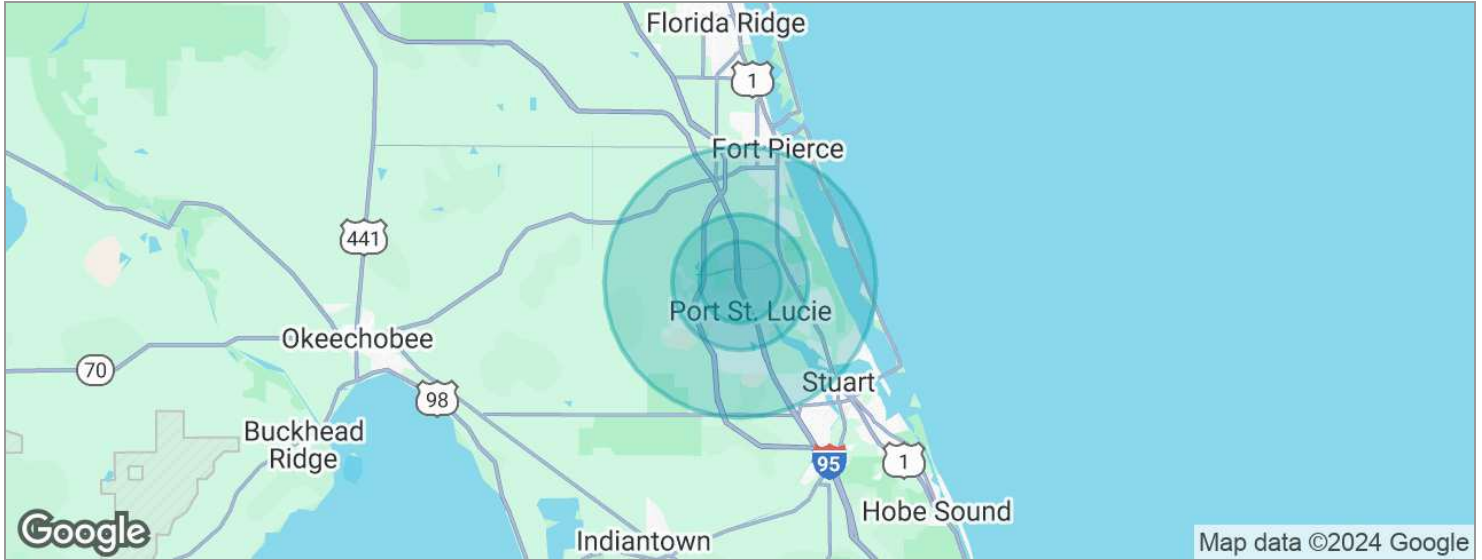
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# Demographics Map

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POPULATION	3 MILES	5 MILES	10 MILES
Total population	93,075	201,043	350,234
Median age	44	45	45
Median age (Male)	43	44	44
Median age (Female)	45	46	46
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	34,770	76,855	136,855
# of persons per HH	2.7	2.6	2.6
Average HH income	\$91,817	\$91,650	\$93,445
Average house value	\$331,720	\$342,314	\$364,706

\* Demographic data derived from 2020 ACS - US Census



# Disclaimer

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