



FOR SALE

1264 Southwest Biltmore Street

1264 Southwest Biltmore Street

Port St. Lucie, FL 34983

PROPERTY OVERVIEW

Centralized flex industrial condo unit built out as commercial kitchen facility. The unit contains 1,793 SF of ground floor area fully equipped with 1,000 SF of walk in cooler / freezer space with backup generator! Unit also contains office and restroom, Additional units available for turnkey food production capability.

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:	1,793 SF
Land Use:	LI - Light Industrial
Zoning:	Industrial

SALE PRICE

\$425,000



COOPER OSTEEN

VICE PRESIDENT/BROKER

Mobile 772.332.9544

costeen@slccommercial.com

772.220.4096 | slccommercial.com



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	1264 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 Ave & Dwyer Ave
Side Of Street	Southwest
Road Type	Paved
Market Type	Medium
Nearest Highway	Florida Turnpike
Nearest Airport	West Palm Beach

Building Information

Building Size	10,922 SF
Ceiling Height (Ft)	18.0
Year Built	2006
Construction Status	Existing
Exterior Description	Metal
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

Property Details

Property Type	Industrial
Property Subtype	Flex Space
Lot Size	40,000 SF
APN#	3431-566-0007-000-1
Submarket	Central
Utilities	City of Port St. Lucie
Maintenance	Association & Unit Owner

Parking & Transportation

Parking Ratio	5.0
Number Of Spaces	30
Parking Description	Surface, Per Code

Utilities & Amenities

Broadband	Cable
Landscaping	Association
Gas / Propane	City of Port St. Lucie
Exterior Description	Metal
Interior Description	Flex Warehouse
Utilities	City of Port St. Lucie
Loading Description	Drive Up Bays

Zoning / Land Use Details

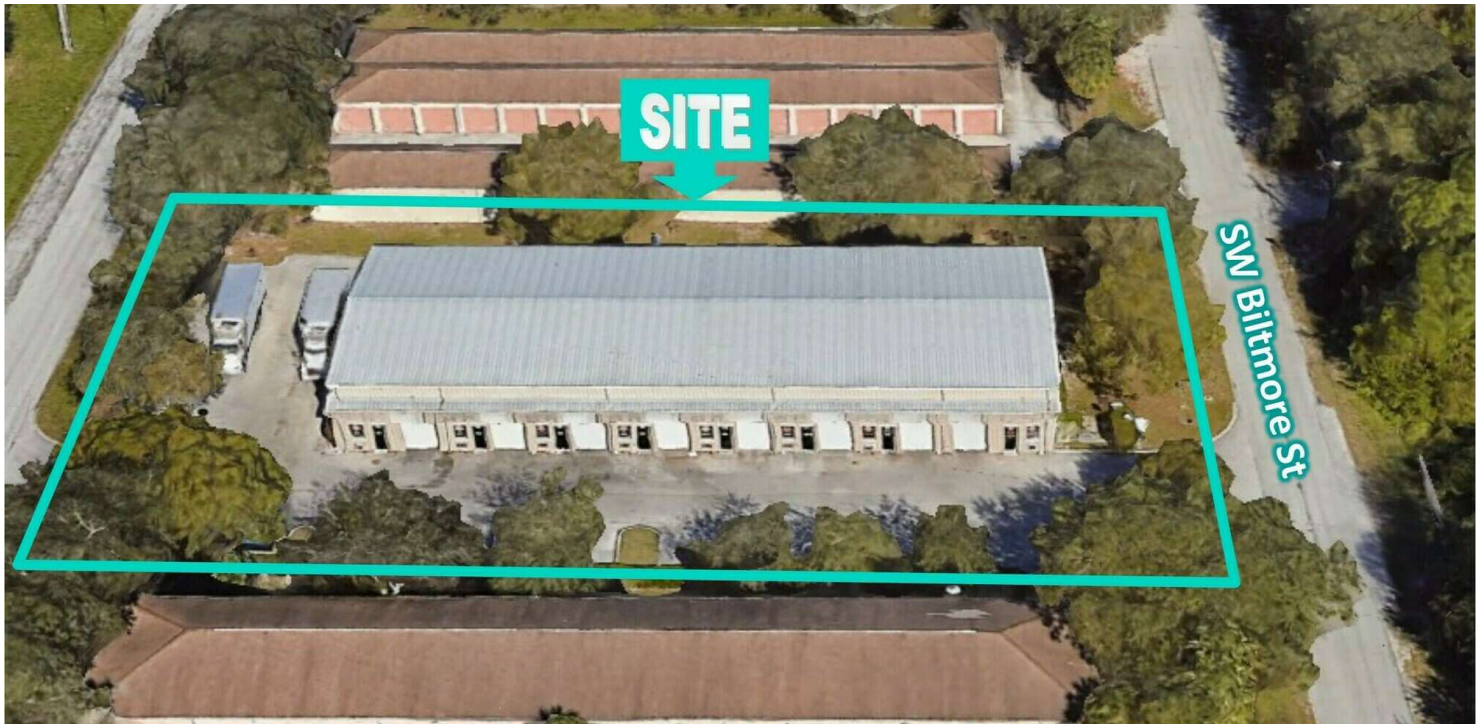
Zoning	Industrial
Land Use	LI - Light Industrial
Permitted Use	See Below

Permitted Uses

Additional Photos

BILTMORE COMMERCIAL CENTER

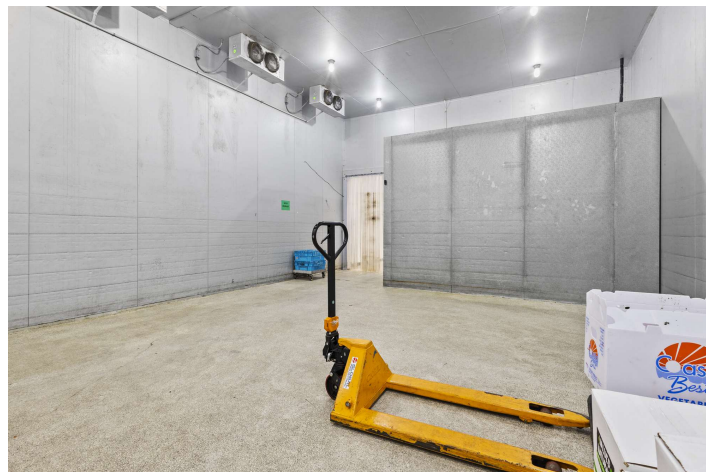
FOR SALE



Additional Photos

BILTMORE COMMERCIAL CENTER

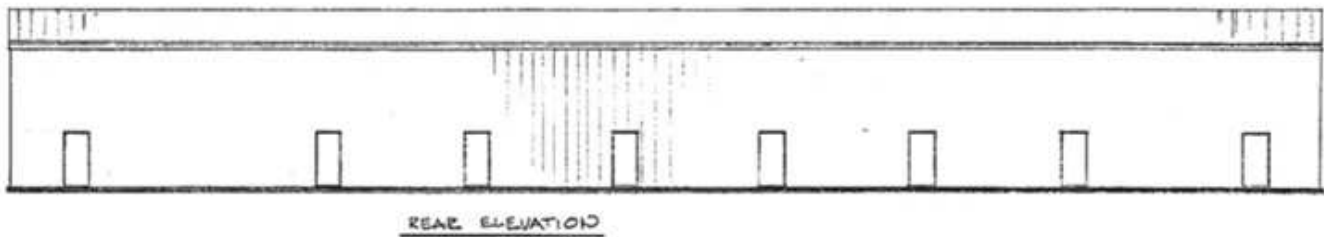
FOR SALE



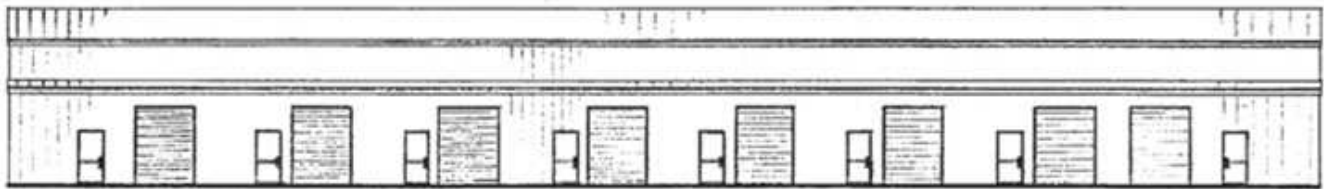
Site Plans

BILTMORE COMMERCIAL CENTER

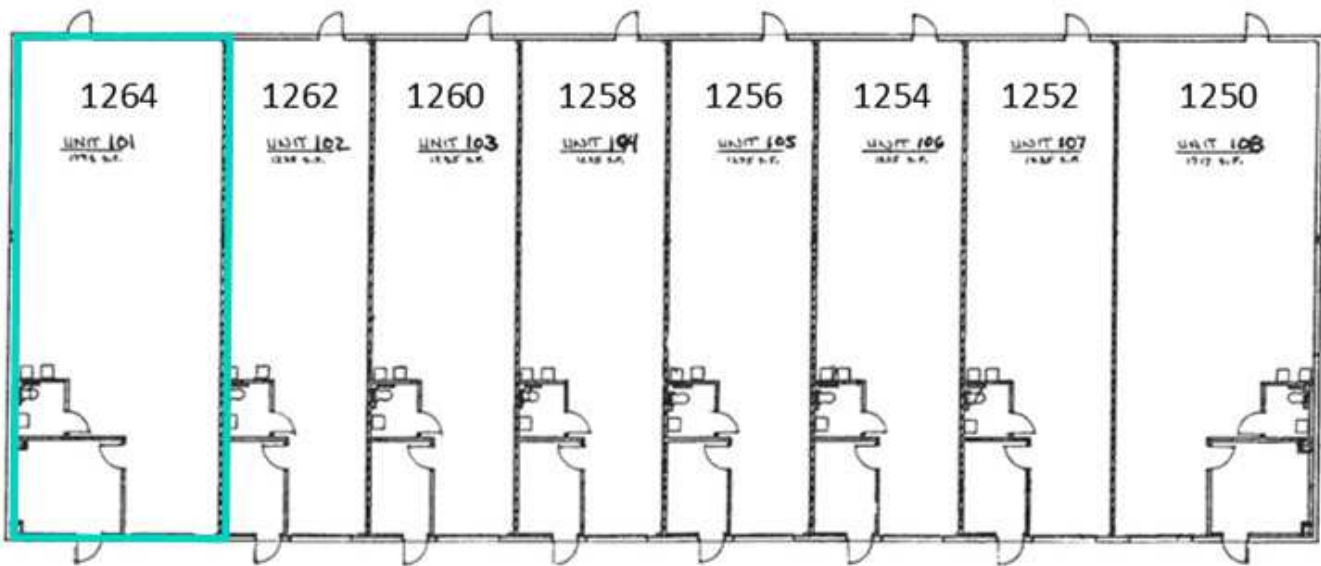
FOR SALE



REAR ELEVATION



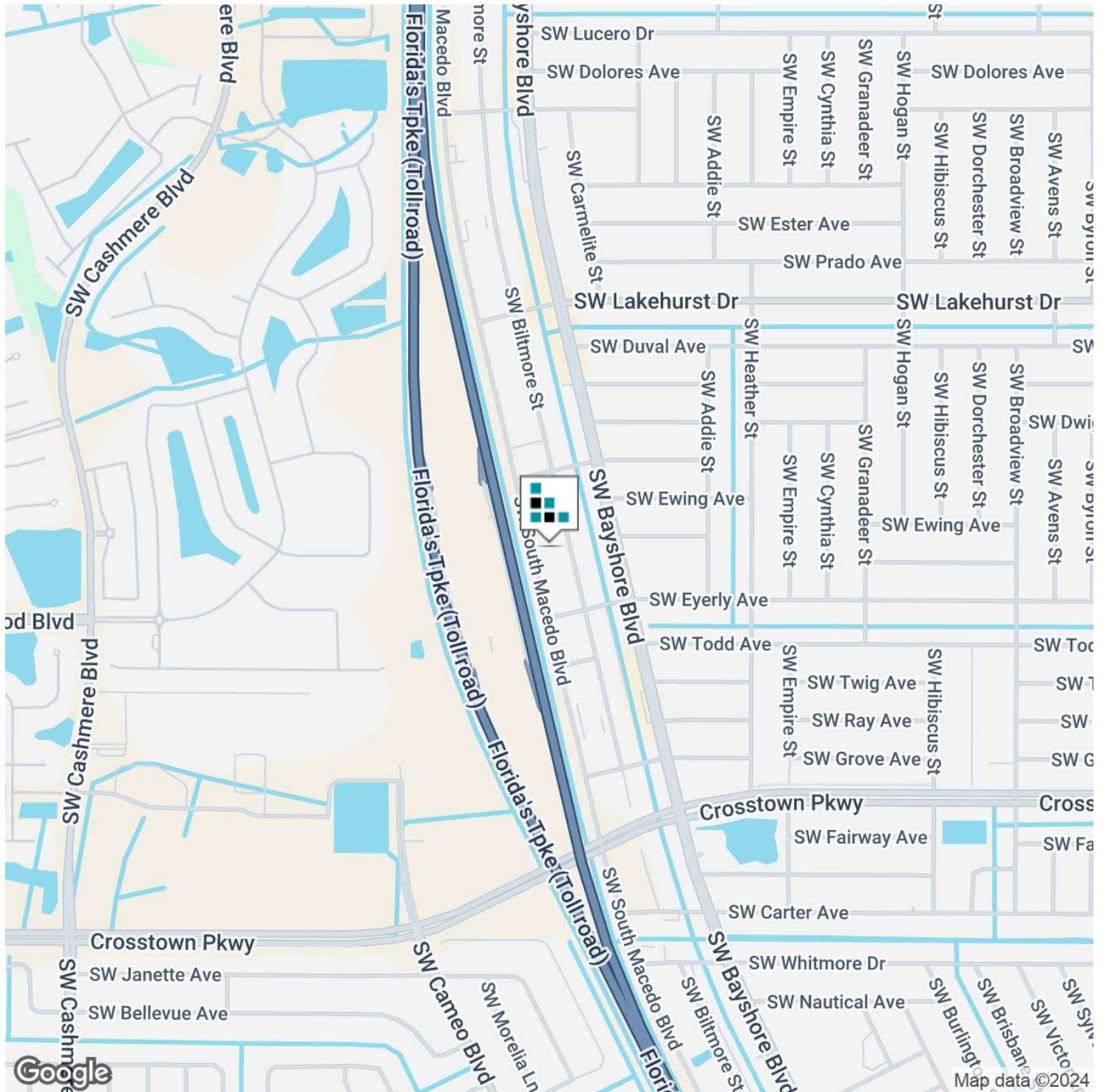
FRONT ELEVATION



Location Map

BILTMORE COMMERCIAL CENTER

FOR SALE



Retailer Map CO

1250 SW BILTMORE ST

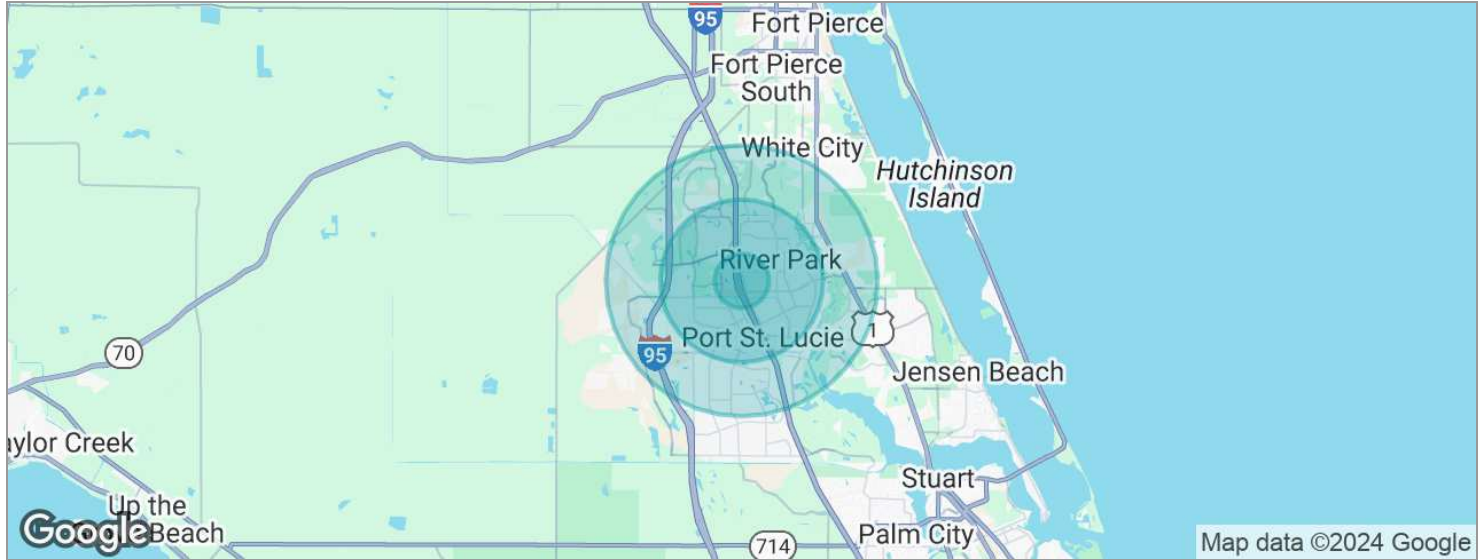
FOR SALE



Demographics Map

BILTMORE COMMERCIAL CENTER

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,445	93,882	201,043
Median age	43	44	45
Median age (Male)	42	43	44
Median age (Female)	44	45	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,515	35,050	76,855
# of persons per HH	2.7	2.7	2.6
Average HH income	\$88,750	\$91,827	\$91,650
Average house value	\$341,890	\$331,828	\$342,314

* Demographic data derived from 2020 ACS - US Census

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.