



1733 SW Biltmore St

1733 SW Biltmore St, Port Saint Lucie, FL 34984



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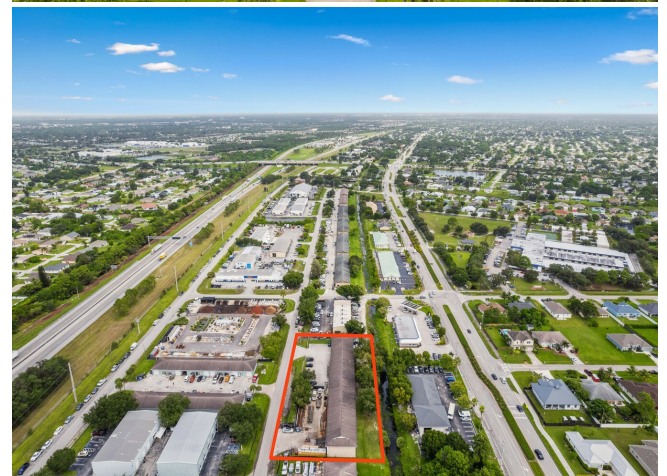


1733 SW Biltmore St

\$3,300,000

Fully Leased and Positioned for Growth! Exceptional opportunity to acquire a 12,000 sqft CBS Light Industrial Duplex in the thriving city of Port St. Lucie! Conveniently located just minutes from major highways: Florida Turnpike, I-95, US1, and the Crosstown Parkway, ensuring excellent accessibility for logistics and distribution. Key Features Include: Fully renovated in 2013, offering modern facilities and strong structural integrity. Priced below replacement cost, making this an incredible value. Fully leased to high-quality tenants, providing immediate cash flow. Versatile for both long-term investors or potential owner-users looking for a strategic location. Flexible parking lots can double as yard space, ideal for operational flexibility. Permitted well on site, offering potential for specialized manufacturing or other uses. Seller Financing may be possible!

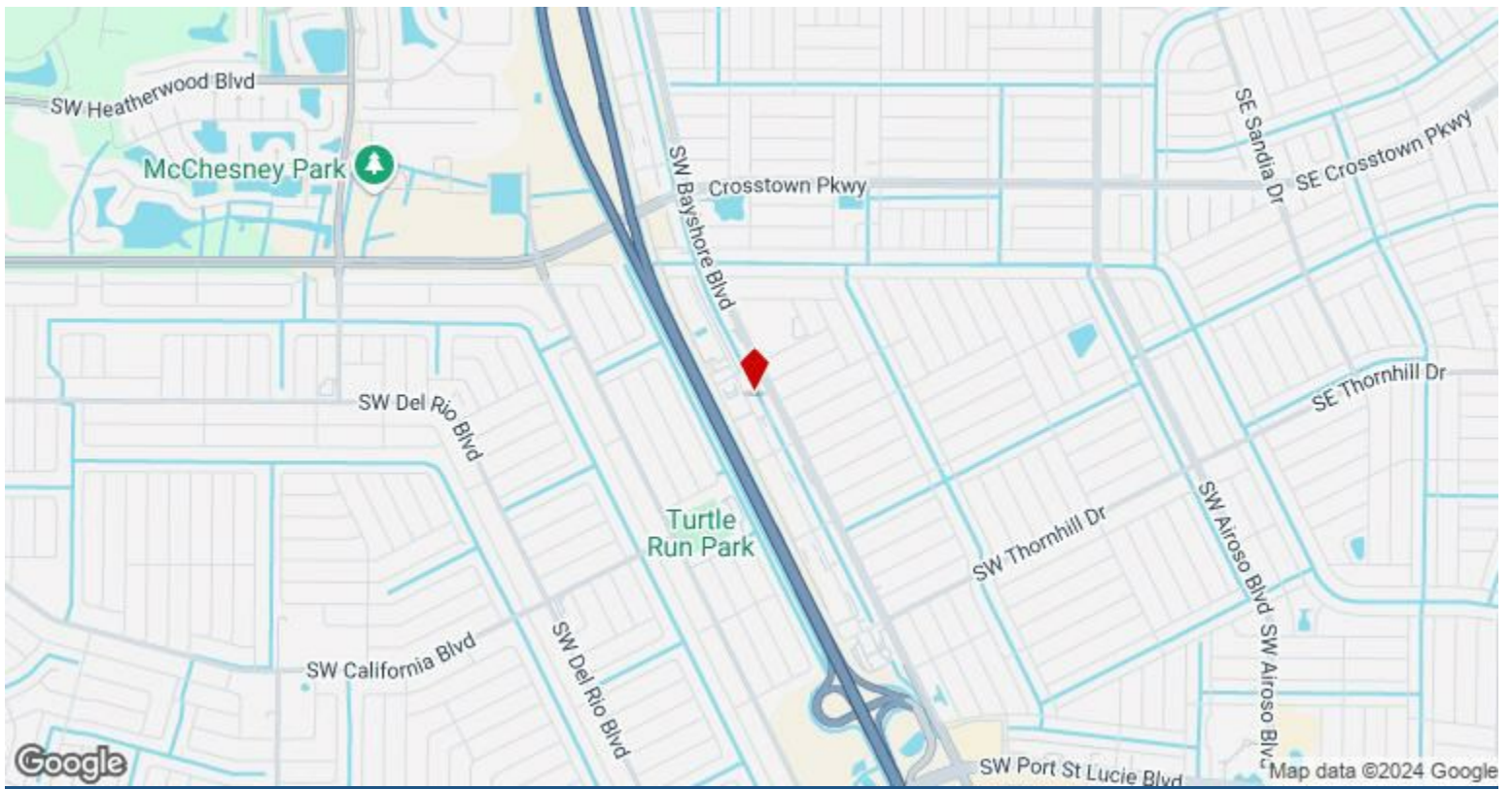
- Strong concrete construction throughout!
- Great central location!
- Easy access to the Turnpike, I-95, and US1



Price:	\$3,300,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Lot Size:	0.92 AC
Rentable Building Area:	12,000 SF
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No. Stories:	1
Year Built:	1988/2013
Tenancy:	Multiple
Parking Ratio:	2.08/1,000 SF
Clear Ceiling Height:	16 FT
No. Dock-High Doors/Loading:	5
Zoning Description:	Light Industrial

Major Tenant Information

Tenant	SF Occupied	Lease Expired
McKinados Welding & Fabrication LLC	-	
St. Lucie Dance Company	-	



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Property Photos



Building Photo



Front View

Property Photos

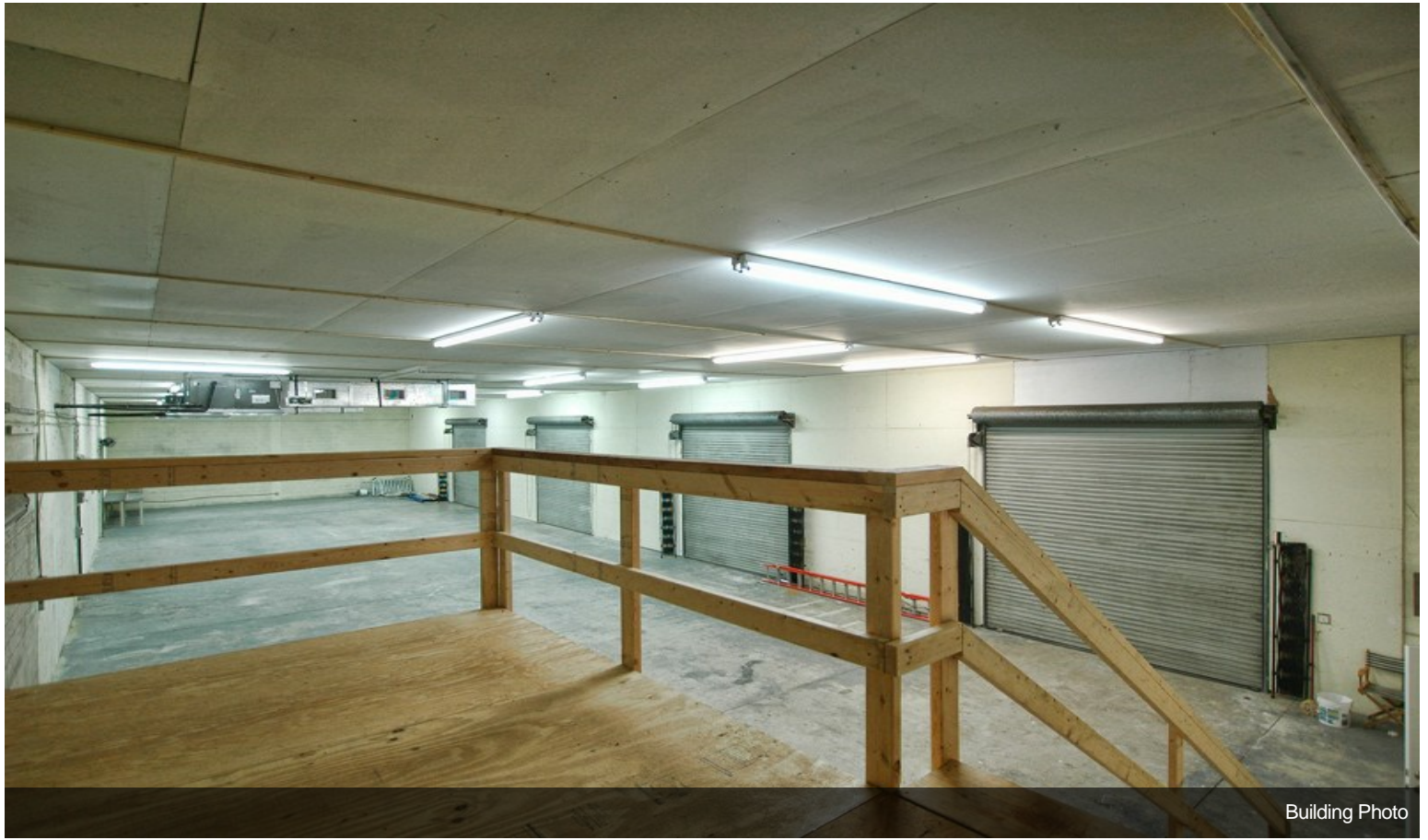


Rear View2



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos

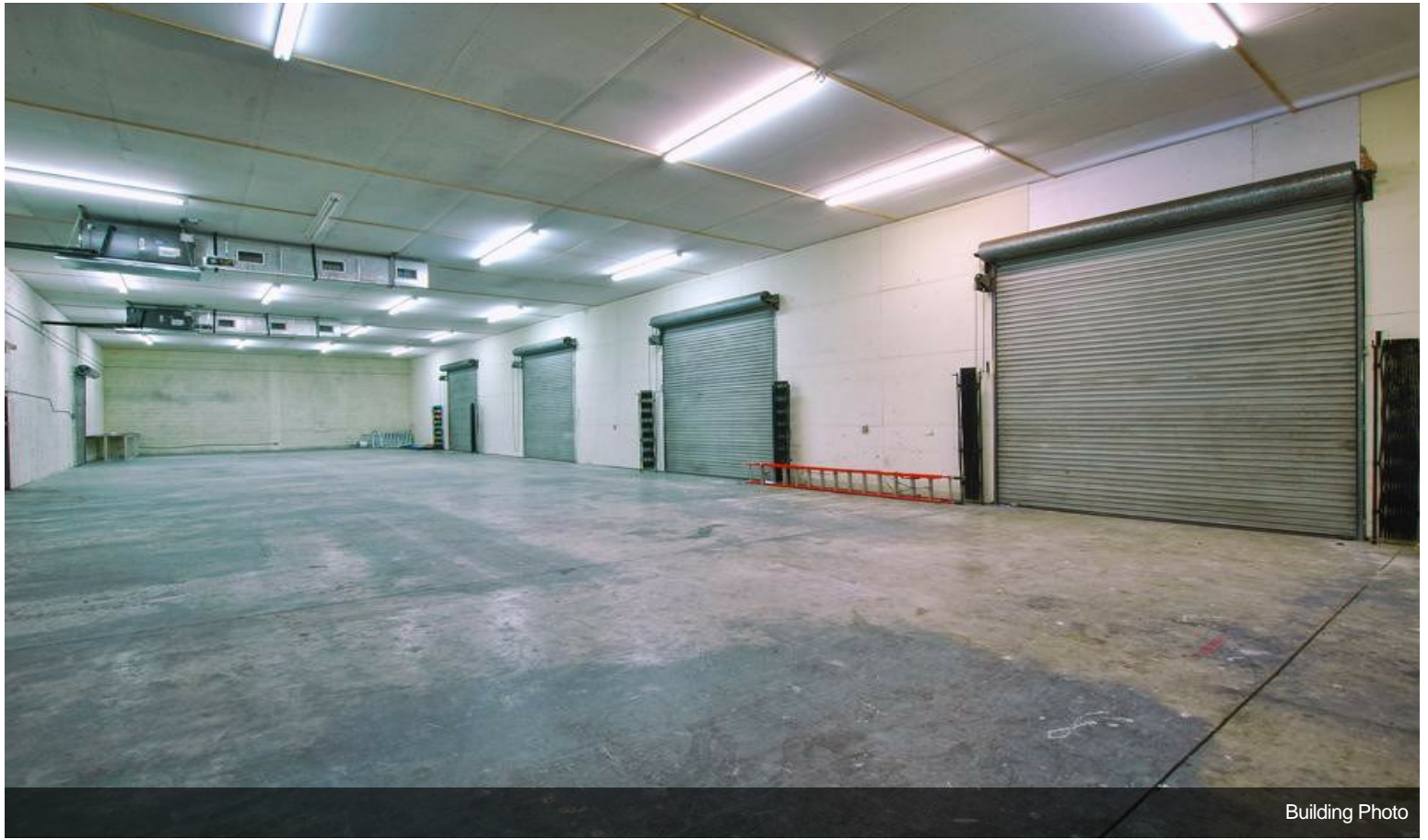


Building Photo

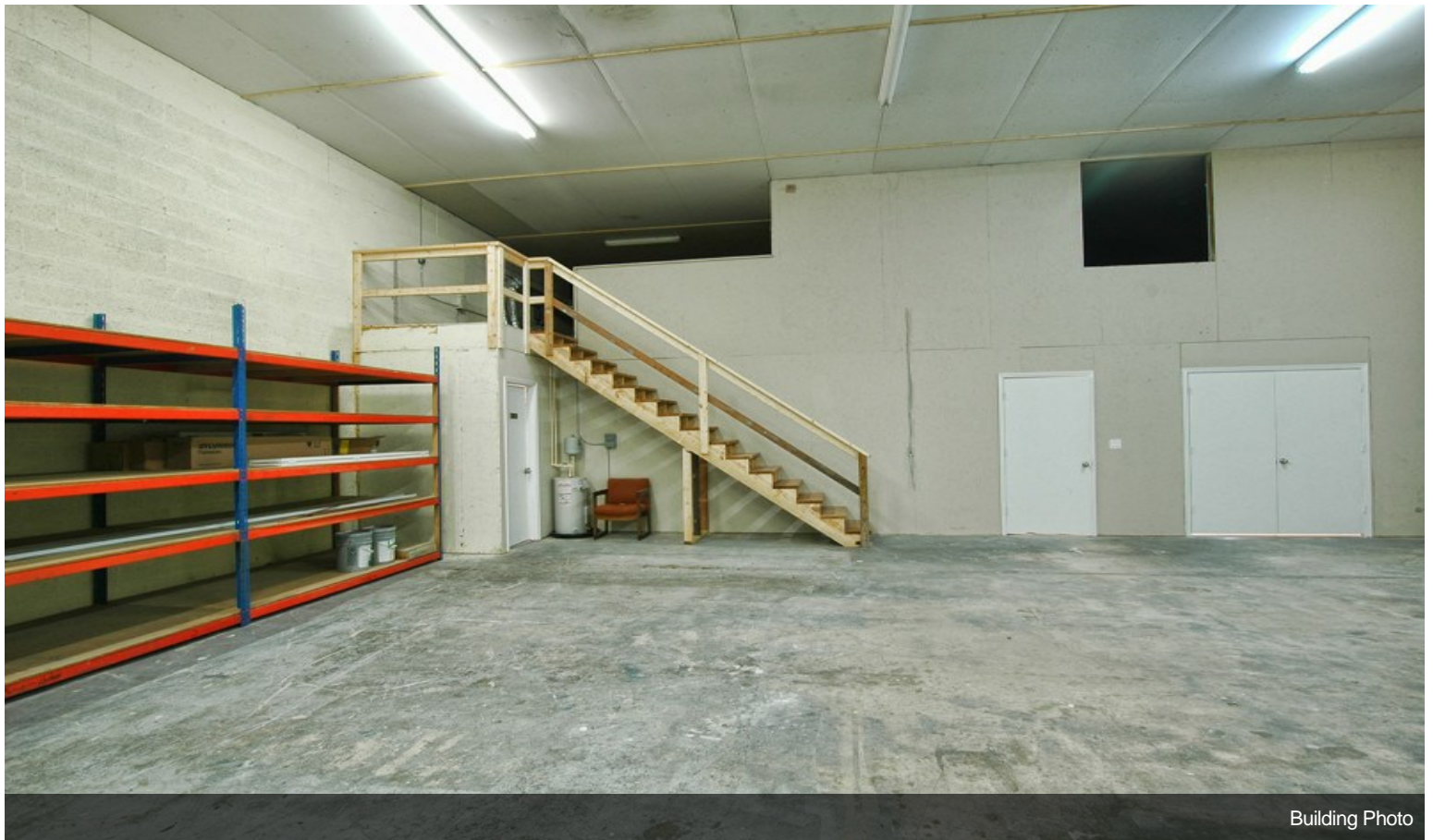


Building Photo

Property Photos



Building Photo



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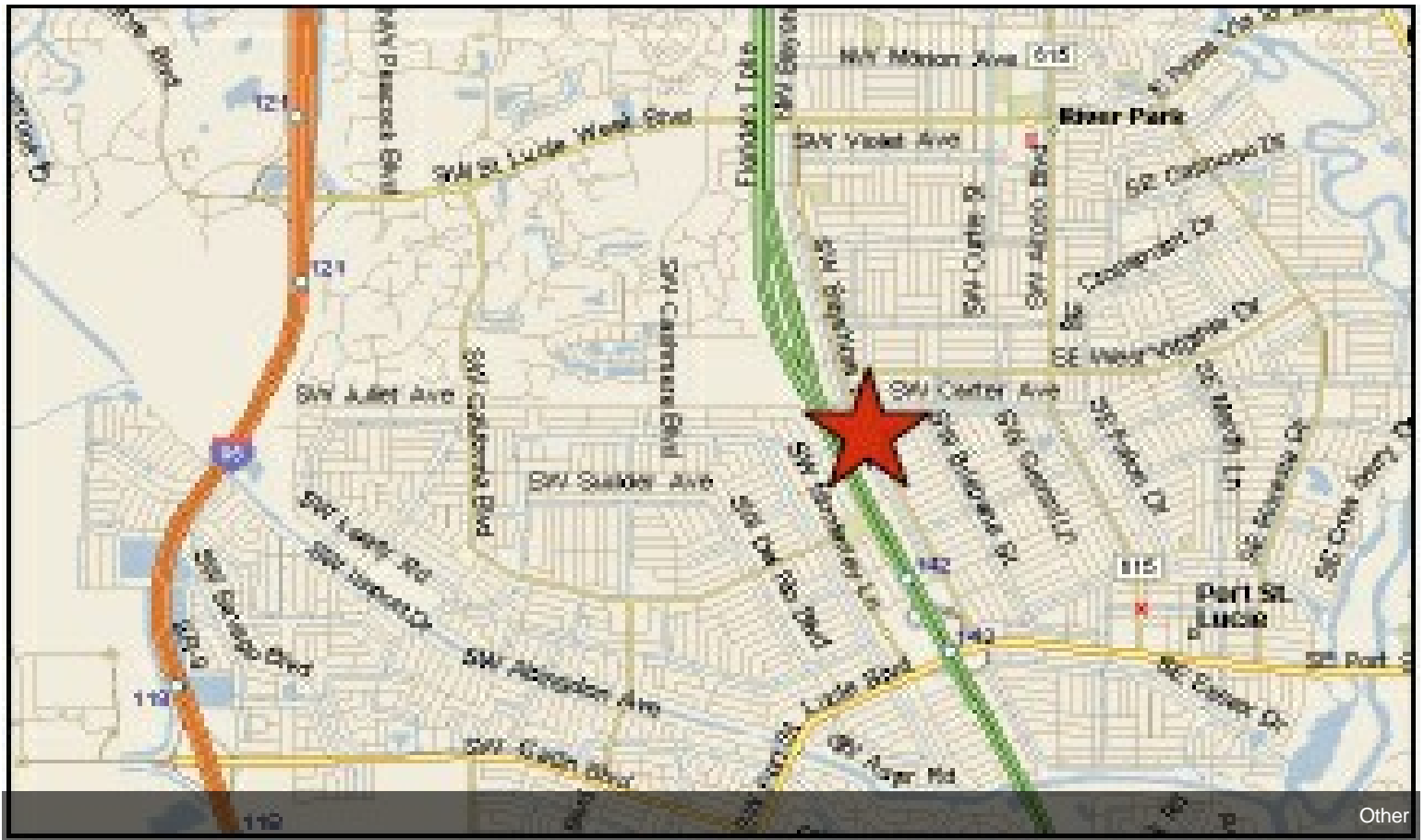


Building Photo



Building Photo

Property Photos



Other