



Khaliq Jacas

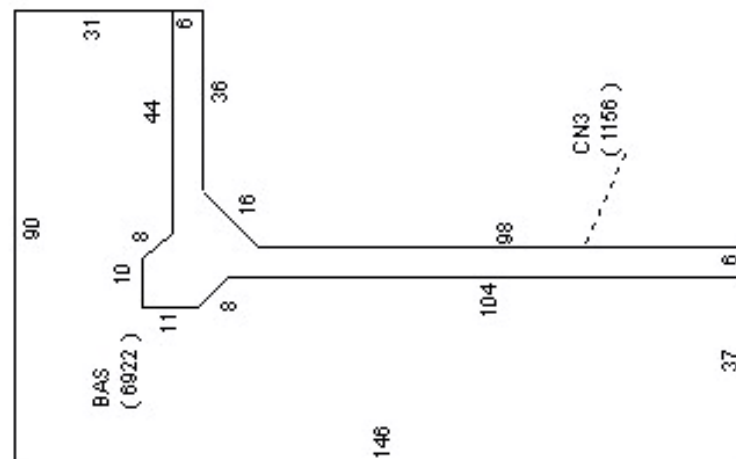
Phone: (772) 271-1445 Email: Khaliq.rtcommercial@gmail.com

1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

W W W . R T - C R E . C O M

PROPERTY DETAILS:

- Zoning: CG
- Building Size: 6,922 SF
- Building Type: Office
- Year Built: 1991
- Building Height: 1 Story
- Parking Spaces: 18



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INCOME & EXPENSES

- **Gross Income** | \$134,848.32
- **Property Taxes** | \$24,146.41
- **Insurance** | \$7,800.00
- **Utilities** | \$1,396.69

Current NOI = \$ 101,505

Vacant Space \$2,000 Monthly Rent

Additional \$24K Yearly Income

Projected NOI: \$125,505

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PORT SAINT LUCIE PLAZA MONTHLY RENT ROLL

HEAVENLY BEAUTY	FEB. 1, 2022 - JAN. 31, 2027 with (5) year option	\$1,309.36
VACANT	VACANT	\$0.00
C. SAIBIC	JAN. 01, 2023 - DEC. 31, 2024 with (1) year option	\$1,443.29
G. Chiro	NOV. 30, 2023 YEARLY RENEWAL	\$1,194.07
HIBISCUS COUNSELING	JULY 1, 2023 - JUNE 30, 2024 with (1) year option	\$1,239.39
HELPING HANDS	MAY 31, 2023 - MAY 30, 2024 - TAX EXEMPT	\$2,693.16
ONE WORLD TRAVEL	DEC. 31, 2023 - OPTION TO RENEW	\$1,290.89
A. MOLINARI	JAN. 1, 2023 - DEC. 31, 2024 with (1) year option	\$1,338.64
DIAMOND AESTHICS	JAN. 6, 2023 - JAN. 6, 2024 WITH OPTIONS	\$1,012.18

TOTAL RENT PER MONTH \$11,520.98

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DEMOGRAPHICS FOR PORT ST. LUCIE

“One of the Fastest Growing Florida Cities”

Population | **257,756** Residents

Bachelor's Degree or Higher | **26.5%**

Total Household Units | **94,501**

Average Household Income | **\$73,594**

Average Age | **45 Years**

Average Home Value | **\$398,623**

Total Employer Establishments | **2,073**

Average Daily Traffic Count | **49,850**

“The Jewel of the Treasured Coast”

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH

ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

Investment Opportunity

718 SW Port St Lucie Blvd
Port Saint Lucie, FL 34953

For Sale: \$2.4MM

PRESENTED BY:

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