

# 7,000 SF Small Bay Industrial Warehouse

1901 Southwest Biltmore Street, Port St. Lucie, FL 34984 // \$1,650,000



■ FOR MORE INFORMATION:

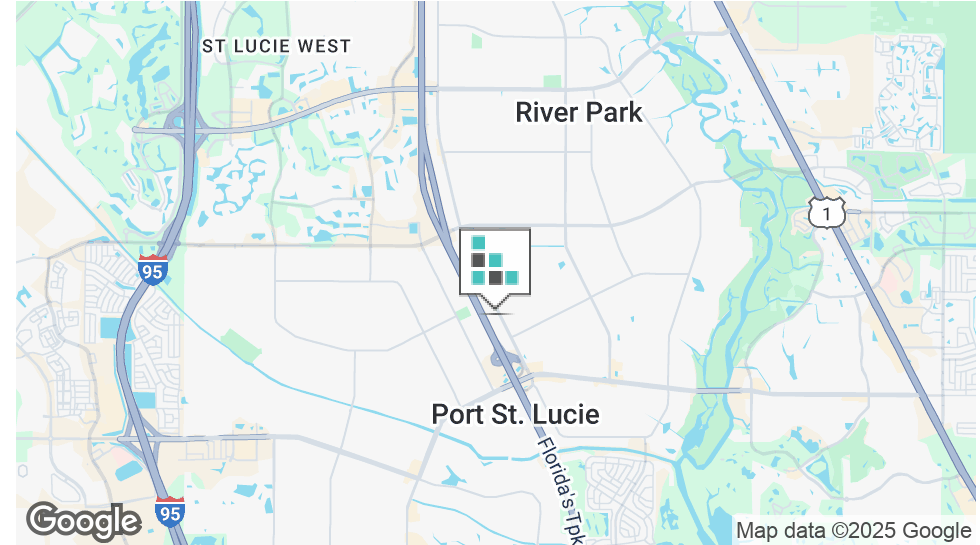
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**SLC Commercial**  
Realty & Development

## 7,000 SF Small Bay Industrial Warehouse



### OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	7,000 SF
Roll-up Doors::	Seven, 11x12
Lot Size:	30,625 SF
Year Built:	1989
Renovated:	2024
Zoning:	CS - Commercial Services
Market:	Port St. Lucie
Submarket:	Bayshore Blvd

### PROPERTY OVERVIEW

Excellent opportunity for an investor to acquire a fully leased multi-bay property. 1901-1913 SW Biltmore has recently received a new roof, upgraded electrical, and has been freshly painted. The building has consistently remained 100% occupied by long-term MTM. Situated on a corner lot (0.70 acres) with ample parking and easy access to the major thoroughfares. The 7 Units are producing \$1,500.00 each per month (\$126K gross annually). Expenses are minimal. Please call the broker for details.

### PROPERTY HIGHLIGHTS

- 100% leased
- Newly painted and new roof
- Ample parking
- Well Maintained