



CURRENT

THE POSSIBILITIES ARE ENDLESS

for a business that wants room to
build and even grow.



RE-DEVELOPMENT

This freestanding building is Zoned CG on US 1.
This property is highly visible and easy to access.

**The former home of Animal
Medical Center of Port St. Lucie.**

**Currently, the building is over
2600 square feet.**

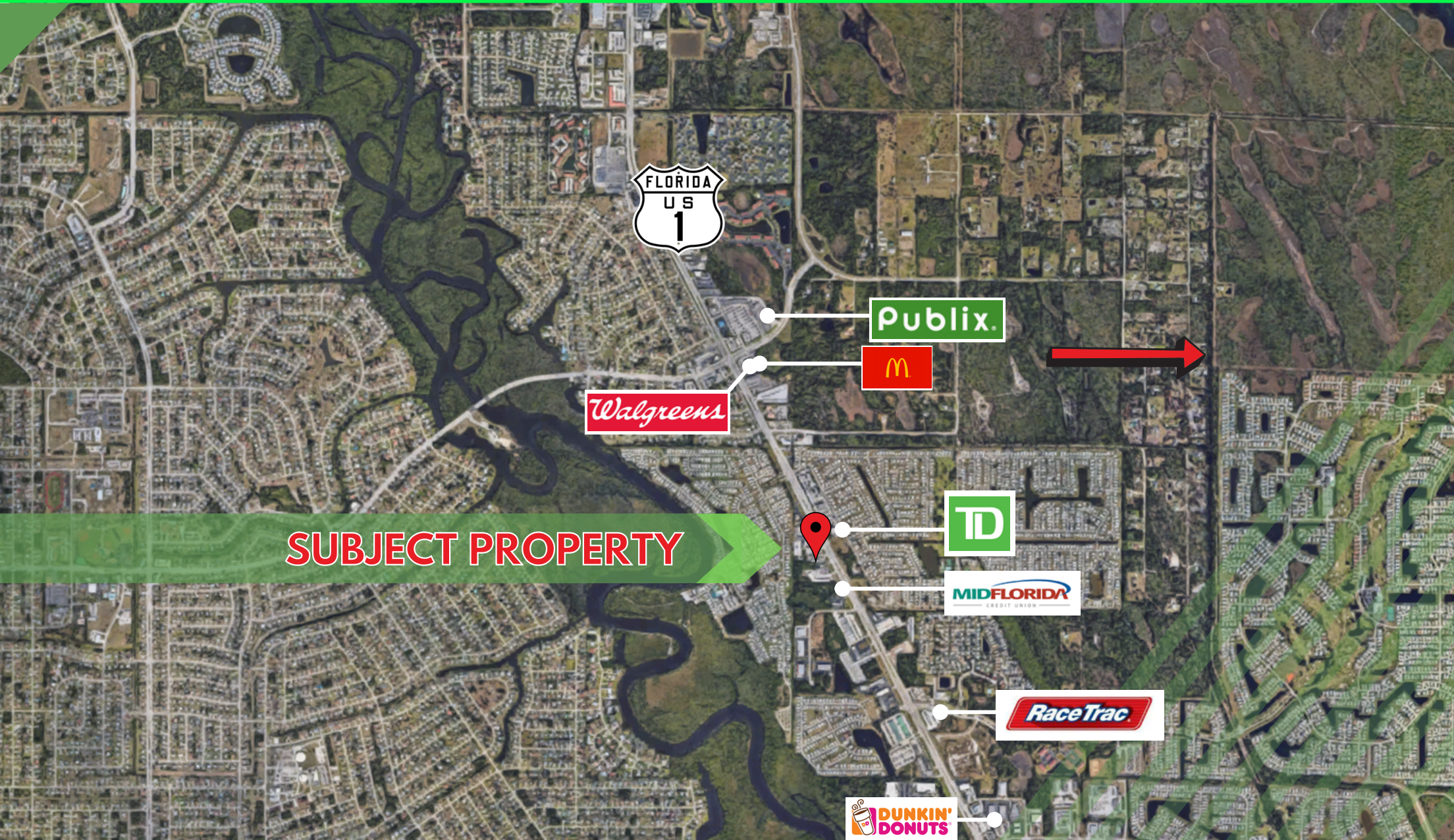
**Concrete block construction with
a barrel tile roof.**

**3 exam rooms, a surgery center,
kennels, reception area.**

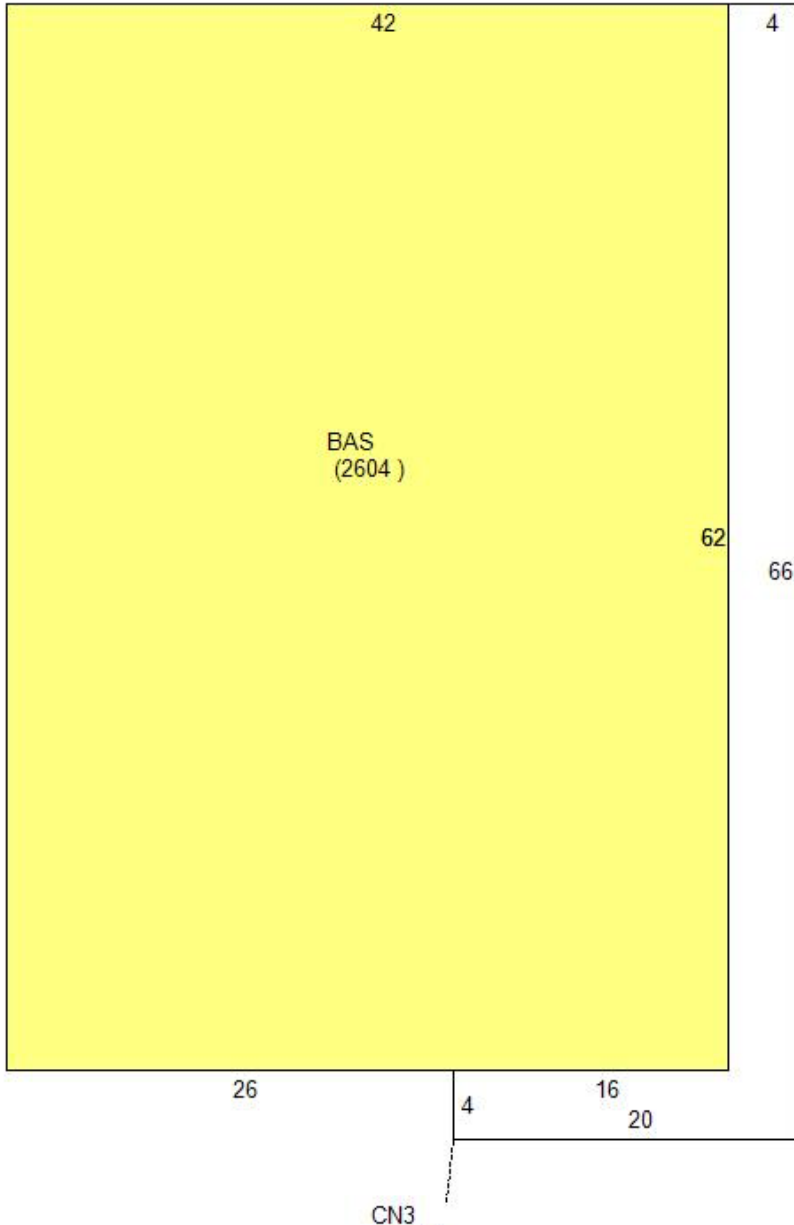
New Roof 2022

**All vegetation has been cleared
from lot.**





SUBJECT PROPERTY



Interior Features for 8267 S US Highway 1

Bathrooms

Total Baths	2
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Other Interior Features

Air Conditioning Y/N	Yes
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Cooling	Central Air, Electric
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Heating	Central, Electric
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Heating Y/N	Yes
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General for 8267 S US Highway 1

Architectural Style	Ranch	Property SubType	Office
Current Use	Office	Property Type	Commercial Sale
Development Name	St Lucie Gardens Sub	Security Features	Security System, Smoke Detector(s)
Flooring	Tile	Subdivision Name	St Lucie Gardens Sub
Location	Other	Terms	Cash, Conventional
MLS Area	7280 - Midport	Total Units	0
		Zoning Description	CG

Exterior for 8267 S US Highway 1

Construction Materials	Block, Concrete	Roof	Barrel
Covered Spaces	12	Total Parking	12
Parking Features	Common	Waterfront Y/N	No

PROPERTY FACTS

Property Type	Retail	Year Built	1984	Building Height	1 Story
Property Subtype	Freestanding ▼	Percent Leased	21%	Building FAR	0.07
Building Size	3,292 SF	Tenancy	Multiple	Land Acres	1.14 AC
Building Class	C				
Zoning	CG - General Commercial				
Parking	6 Spaces (1.82 Spaces per 1,000 SF Leased)				
Frontage	98 FT on S Us-1 Hwy				
Opportunity Zone	No				

AMENITIES

- Dedicated Turn Lane
- Pylon Sign

PROPERTY TAXES

Parcel Number	34-14-501-1809-3906	Improvements Assessment	\$121,000
Land Assessment	\$233,100	Total Assessment	\$354,100