

**PROUDLY PRESENTS:**

# E-Z CABINETS

GRANITE & FLOORING

SUCCESSFUL BUSINESS AND INDUSTRIAL CONDO FOR SALE



**Mahdi "Matt" Ouadif**

Phone: (772) 224-1823 Email: elcreexpert@gmai

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

[WWW.RT-CRE.COM](http://WWW.RT-CRE.COM)



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**E-Z Flooring & Granite, Inc**

571 NW Mercantile Place Suite 106,  
Port St. Lucie, FL 34986

**For Sale: \$1,800,000**

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**PRESENTED BY:**

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**Port Saint Lucie, FL 34952**



★ **Asking Price:** For Sale \$1,800,000

★ **571 NW Mercantile Place, Suite 106 (St. Lucie West)**

**1,550 SF**

★ **Built 2006**

★ **Zoning: General Us**

★ **CB Stucco**

★ **Parcel ID: 3323-680-0018-200-2**

Property Details

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Location



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### Port St. Lucie Household Types

CSV JSON

Type	Owner ▲	Renter
Male	59.1%	40.9%
Female	62.4%	37.6%
Non Family	73.9%	26.1%
All	76.9%	23.1%
Married	83.2%	16.8%

76.9% Rate of Home Ownership

### Median Income 2019

Name	Median	Mean
Households	\$60,587	\$74,355
Families	\$65,716	\$81,405
Married Families	\$74,836	\$88,294
Non Families	\$39,906	\$49,362

### Port St. Lucie Median Age

42.5 41.7 43.3



Total



Male



Female

### Port St. Lucie Adults

There are 147,855 adults, (38,874 of whom are seniors) in Port St. Lucie.

### Population 2020

With 204,851 people, Port St. Lucie is the 7th most populated city in the state of Florida out of 919 cities. But watch out, Port St. Lucie, because [Cape Coral](#) with 194,016 people and [Tallahassee](#) with 196,169 people are right behind you.

### Race & Ethnicity 2020

The largest Port St. Lucie racial/ethnic groups are White (52.7%) followed by Hispanic (21.7%) and Black (17.8%).

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## General Notes

- All signs shall meet Saint Lucie County Land Development Regulations.
- All Invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
- There is to be an irrigation system installed to ensure continued growth of all planting areas. Source of irrigation water to be potable water.
- The applicant will notify the County for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
- Barricades must be constructed in the following manner:
  - Rope: 1/4" diameter min, nylon or poly, yellow or orange
    - Rope must be a minimum of four (4) feet off the ground.
    - Rope may not be attached to vegetation
    - Surveyor ribbon is not acceptable
  - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
    - Lathe strips are not acceptable.
  - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
- All Barricades must be maintained intact for the duration of construction.
- Storage of construction materials in preserve areas is not permitted.
- Fill is not allowed to encroach into preserve areas.
- Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
- Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
- Advisory or warning signs must be provided.
- Preserve areas are not to be altered without written permission of the Saint Lucie County Board of County Commissioners.
- During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
- Any proposed lighting will be directed away from any residential units or adjacent roadways.
- No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
- No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
- All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
- Soil stabilization shall be completed within thirty (30) days of vegetation removal.
- Proposed timetable for construction: "all building permits shall be obtained and all construction completed within time frame consistent with county ordinances."
- Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
- Refer to the architectural drawings for all building dimensions.
- Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
- New earthwork shall blend smoothly into existing grade.
- All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
- Contractor shall provide irrigation to, and drainage from all planters.
- Remove all road base, shellrock, marl, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits. backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.

## Drainage Notes

- Match all existing grades along property lines.
- Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
- Contractor shall provide drainage from all planters.

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