

**SUBJECT PROPERTY**

**For Sale: \$847K**

- Zone = Commercial General
- Land Size = 0.83 Acres



**Jorge Tovar**

Phone: 772.200.9396 Email: [jtovar.rtcommercial@gmail.com](mailto:jtovar.rtcommercial@gmail.com)

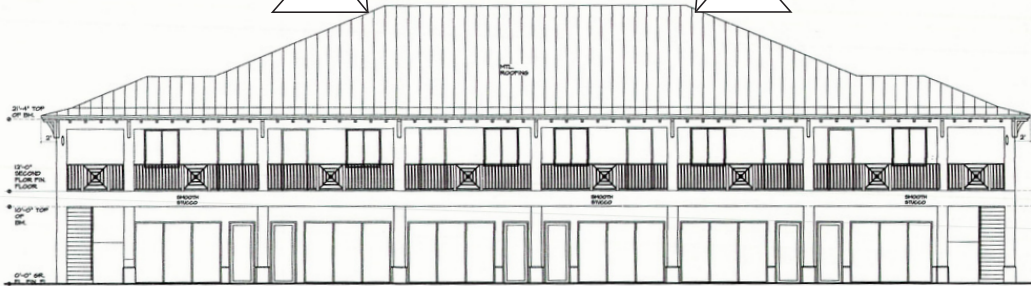
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952

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**Site Plan Approved Development Property**

**For Sale: \$847K**

**PAAR SHOPPES**

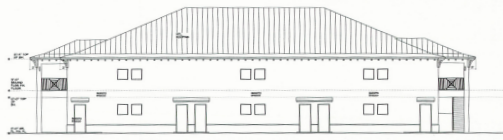


**FRONT (SOUTH) ELEVATION**

- **Building Size = 6,500 SF**
- **Parking Spots = 45**

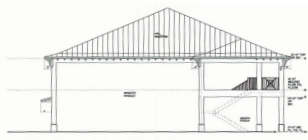
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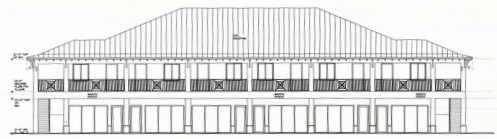
REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



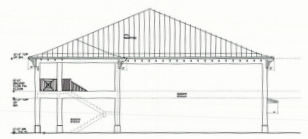
RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

OFFICE LAYOUT FOR  
**PAAR BUILDING**  
 1/8" = 1'-0" (CL)

DRAWN BY: AL  
 CHECKED BY: PWP  
 DATE: JULY 27, 2022  
 SCALE: AS NOTED  
 JOB NO.: 22

REVISIONS:  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**A-4**

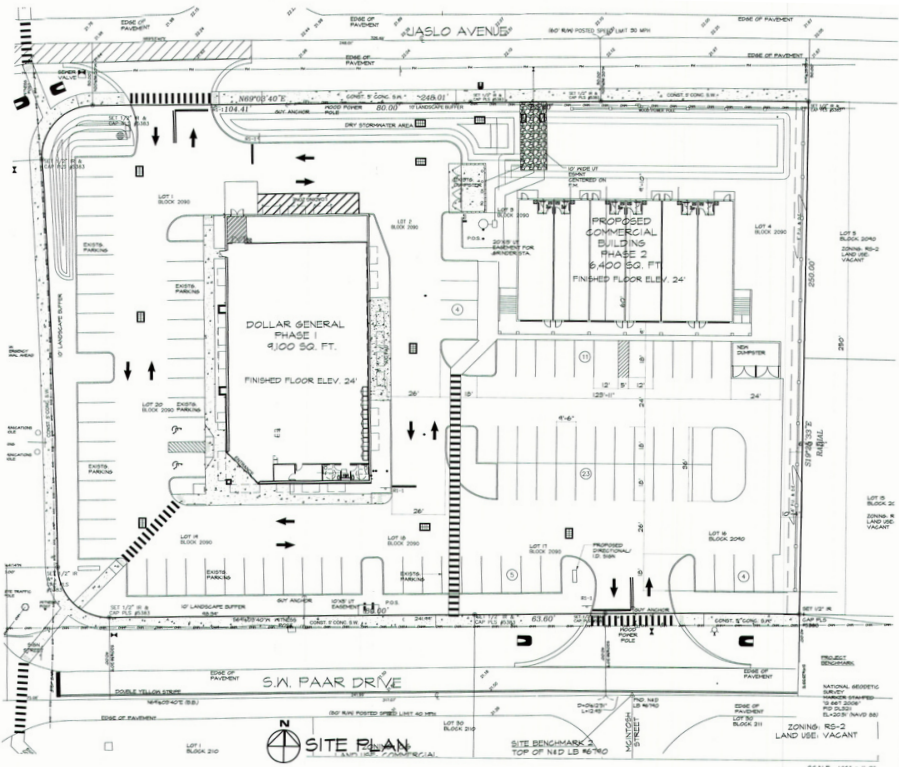
4 OF

**Jorge Tovar**

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**SITE PLAN**

SITE BENCHMARK A  
TOP OF 142 LB #6" NG

ZONING: RS-2  
LAND USE: VACANT

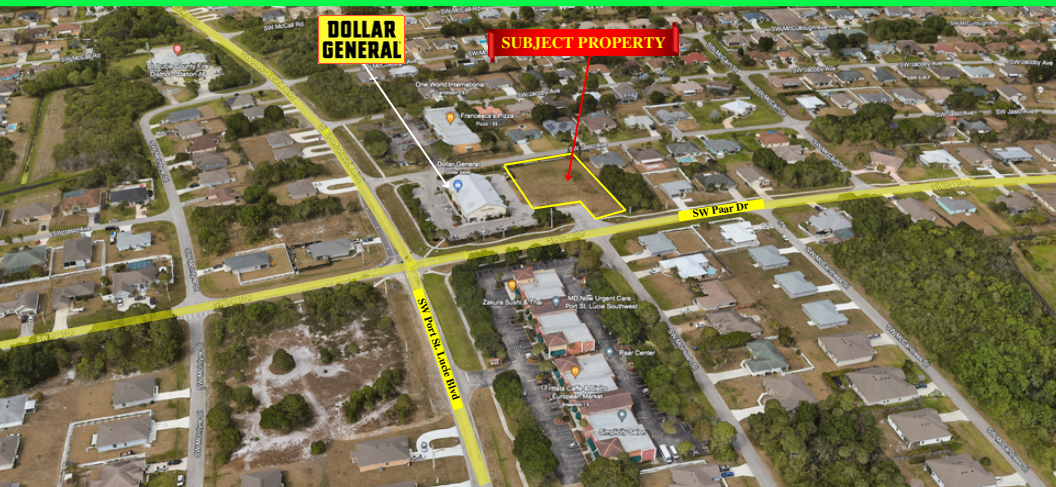
SCALE: 1/8" = 1'-0"

**GARY POWELL**  
ARCHITECTURE  
AND  
PLANNING  
8 SOUTH RIVER  
ROAD  
SUWANEE, FL  
31722-1758

OFFICE LAYOUT FOR  
**PAAR BUILDING**  
PT. ST. LUCIE, FLORIDA

DRAWN BY: AL  
CHECKED BY: ROOF  
DATE: MARCH 2, 2022  
SCALE: AS NOTED  
JOB NO: 22  
REVISIONS:

**A-1**  
1 OF 7



Jorge Tovar

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# DEVELOPMENT PROPERTY

PRESENTED BY:

**Jorge Tovar**

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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 to 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.



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