

## Office Building

1981 SE Port St Lucie Blvd, Port St. Lucie

For Sale | \$2,050,000

## Opportunity Zone

This property has an excellent frontage on Port St Lucie Blvd, close to S US 1 and nearby amenities.  
Expanded site plan!

Alex Rodriguez-Torres | Owner/Broker  
P: 772-333-2358 E: RTEIncorporated@aol.com  
1847 SE Port Saint Lucie Blvd. Port Saint Lucie, FL 34952



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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.

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OFFICE BUILDING								
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INCOME						EXPENSES		
	Weekly	Monthly	Yearly				Monthly	Yearly
World Ins.		\$5,300.00	\$63,600.00			Taxes	\$2,316.35	\$27,796.14
Suites						Insurance	\$457.87	\$5,494.42
1	\$200.00	\$866.66	\$10,400.00					
2		\$600.00	\$7,200.00			Utilities		
3		\$600.00	\$7,200.00			Electric	\$700.00	\$8,400.00
4		\$650.00	\$7,800.00			Water	\$90.00	\$1,080.00
5		\$650.00	\$7,800.00					
		\$650.00	\$7,800.00			Repairs/Maint		
		\$650.00	\$7,800.00			Landscaping	\$300.00	\$3,600.00
		\$600.00	\$6,000.00			A/C	\$400.00	\$4,800.00
		\$600.00	\$8,400.00					
		\$292.50	\$3,510.00					
	\$67.50	\$292.50	\$3,510.00					
2	\$135.00	\$585.00	\$7,020.00					
3	\$135.00	\$585.00	\$7,020.00					
4	\$135.00	\$585.00	\$7,020.00					
5	\$135.00	\$585.00	\$7,020.00					
Private Room		\$650.00	\$7,800.00					
TOTALS		\$15,391.66	\$184,700.00				\$4,979.22	\$51,170.00
				MONTHLY	YEARLY			
			NET PROFIT:	\$10,412.44	\$133,530.00			

Income: \$184,700.00

Expenses: \$51,170.00

NOI: \$133,530.00

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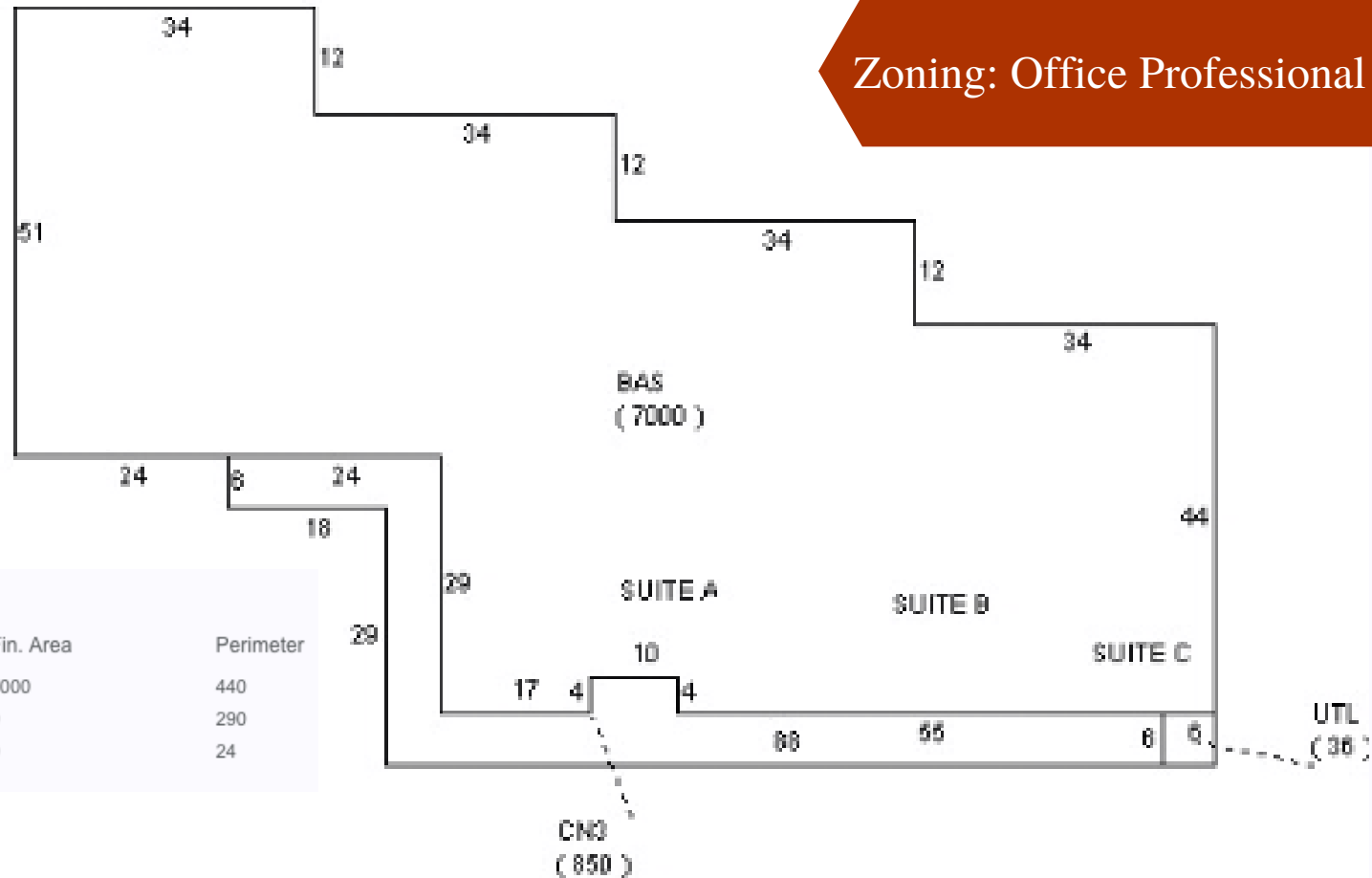
## Total Areas:

Finished/Under Air (SF): 7,000 | Gross Sketched Area (SF): 7,886

Land Size (acres): 1.37 | Land Size (SF): 59,501



Zoning: Office Professional



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7000	7000	440
CN3	CANOPY	850	0	290
UTL	UTILITY ROOM	36	0	24

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SE Port Saint Lucie Blvd

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### 2019 DEMOGRAPHICS

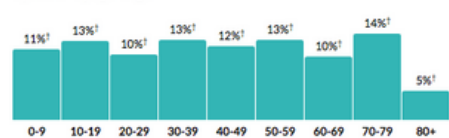
#### Age

**42.3**

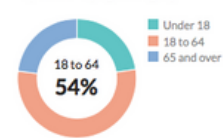
Median age

about 90 percent of the figure in the Port St. Lucie, FL Metro Area: 48.2  
about the same as the figure in Florida: 42.4

Population by age range



Population by age category



#### Income

**\$28,924**

Per capita income

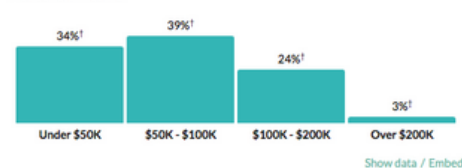
about 80 percent of the amount in the Port St. Lucie, FL Metro Area: \$34,456  
about 90 percent of the amount in Florida: \$32,887

**\$68,041**

Median household income

about 10 percent higher than the amount in the Port St. Lucie, FL Metro Area: \$62,608  
about 20 percent higher than the amount in Florida: \$59,227

Household income



#### Households

**68,484**

Number of households

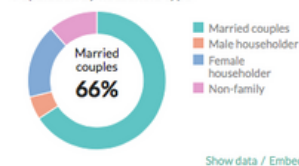
the Port St. Lucie, FL Metro Area: 181,914  
Florida: 7,905,832

**2.9**

Persons per household

about 10 percent higher than the figure in the Port St. Lucie, FL Metro Area: 2.7  
about 10 percent higher than the figure in Florida: 2.7

Population by household type



### PROFESSIONAL OFFICE ZONING DISTRICTS

The professional office zoning district implements the land use policies and land use designation for the professional office (P-O) designation in the general plan. The P-O designation is intended to provide space for medical facilities, business uses, and professional offices. The purposes of the P-O district development standards are to increase employment opportunities, improve Greenfield's economic vitality, promote attractive development, and ensure minimal impacts on surrounding development. (Ord. 473 §3, 2007)

#### 17.34.020 Characteristics of the District:

The professional office designation is intended for development located along thoroughfares, arterials, or collectors or near existing/planned public transit stops. This designation allows mixed use development with owner-occupied or rental units on the second story and high density development in conjunction with nonresidential development. The designation should be used on sites adjacent to other commercial uses or higher density residential development. The district is intended for office development that may include medical facilities, professional offices such as law firms and real estate, administrative offices, corporate offices, and research and development activities and is characterized by attractive landscaped sites with shared parking areas. Complimentary retail and commercial, including restaurant, uses may be allowed either as secondary uses in office complexes or as separate freestanding facilities. The district regulations are intended to prevent the development of strip commercial centers. Office development should be designed to be pedestrian friendly, but should also be auto accommodating. Development should take advantage of existing or planned public transit opportunities. (Ord. 503 §2, 2014; Ord. 473 §3, 2007).

#### 17.34.030 Allowed Uses And Permit Requirements:

Section 17.26.040, table 17.26-1 of this title identifies allowed uses for the professional office zoning districts subject to compliance with chapter 17.26, "Allowable Land Uses", of this title. Descriptions of many land use listings can be found in division VI, "Zoning Definitions", of this title. (Ord. 473 §3, 2007)

#### 17.34.040 Development Standards:

The development standards listed below, along with relevant applicable design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality office development. The designated approving authority will review development applications against these standards to determine compliance with applicable zoning regulations.

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