

Excellent medical building located within walking distance of the Lawnwood Regional Medical Hospital and other health care facilities.

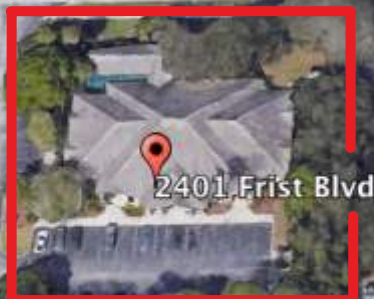
Property features 3 suites, 4,100 SF, 2,900 SF, and an 866 SF executive suite.

Interior amenities include A large reception area, billing and receptions stations, exam rooms with sinks, open multipurpose rooms, and a doctor's office.

Exterior features include a 480 SF garage/storage area and a 320 SF carport.

Owner Financing Available.

This is an excellent purchase for an owner/user that will not last long!



Medical Park Building

2401 Frist Blvd, Fort Pierce, FL, 34950

For Sale | \$1,300,000

OWNER FINANCING AVAILABLE

\$200K DOWN !



\$1.4MM

**MEDICAL
PARK BUILDING**

**LAWNWOOD
Regional Medical Center & Heart Institute**

**Extension
30,000 SF**

COMING SOON

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For Sale | \$1,300,000

BUILDING SIZE	9,000 SF
BUILDING TYPE	Medical
BUILDING CLASS	B
ACREAGE	0.95 AC
FRONTAGE	189.52'
TRAFFIC COUNT	24,600 AADT (from S 25th St.)
YEAR BUILT	2000
CONSTRUCTION TYPE	CBS
PARKING SPACE	50
ZONING	C1
LAND USE	Office Building
UTILITIES	Undisclosed



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.





Medical Park Building

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For Sale | \$1,300,000



C1 - Office Commercial Zone

(a) **Purpose.** This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

(b) **Basic use standards.** Uses in a C-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be ten thousand (10,000) square feet.

b. The minimum lot width shall be seventy (70) feet.

c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

a. The minimum depth of the front yard will be twenty-five (25) feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade.

(c) **Other applicable use standards.**

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

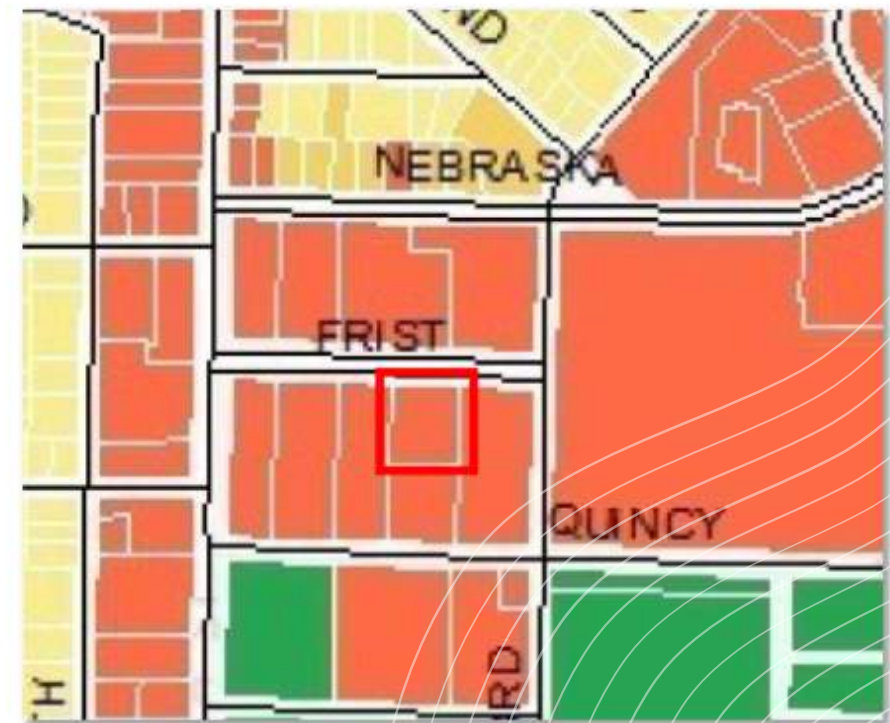
(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.



 C1 Office Commercial