

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Drug Rehabilitation Center

912 Ave I, Fort Pierce FL 33404



For Sale
\$949,000

Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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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 reserves the right at all times 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 among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times 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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Property Details

Location:	912 Ave I, Fort Pierce FL 33404
Price:	\$949,000
NOI:	\$99,000
Cap Rate:	10
Building Size:	5,258 SF
No. of Rooms:	16 (8 bed / 8 bath)
Building Type:	Rehab
Acreage:	0.56 AC
Frontage:	150'
Traffic Count:	< 5,000 average daily traffic
Year Built:	1987 (2016 renovations)
Construction Type:	CBS
Parking Spaces:	< 10
Zoning:	R4
Land Use:	Hospital
Utilities:	Undisclosed

Excellent investment opportunity! Newly renovated rehab center features 8 bedrooms, 8 bathrooms, room for night person, commercial sized kitchen with storage closet, common area, dining area, and administrative area. Business earns \$9,000/mo. Located in quiet secluded street in Fort Pierce.



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Income & Expense

Gross Income	\$108,000.00
Expenses (Property Taxes/Insurance)	\$9,000.00
NOI	\$99,000.00
Cap	10

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2016 Demographics

Total Population

1 mile	7,331
3 mile	43,520
5 mile	64,012

Average Household Income

1 mile	\$24,972
3 mile	\$42,351
5 mile	\$46,209

Average Age

1 mile	38.00
3 mile	39.40
5 mile	42.00

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R4 - Medium Density Residential

(a) Purpose. The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

(b) Basic use standards. Uses in an R-4 zone, except innovative residential developments, 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.



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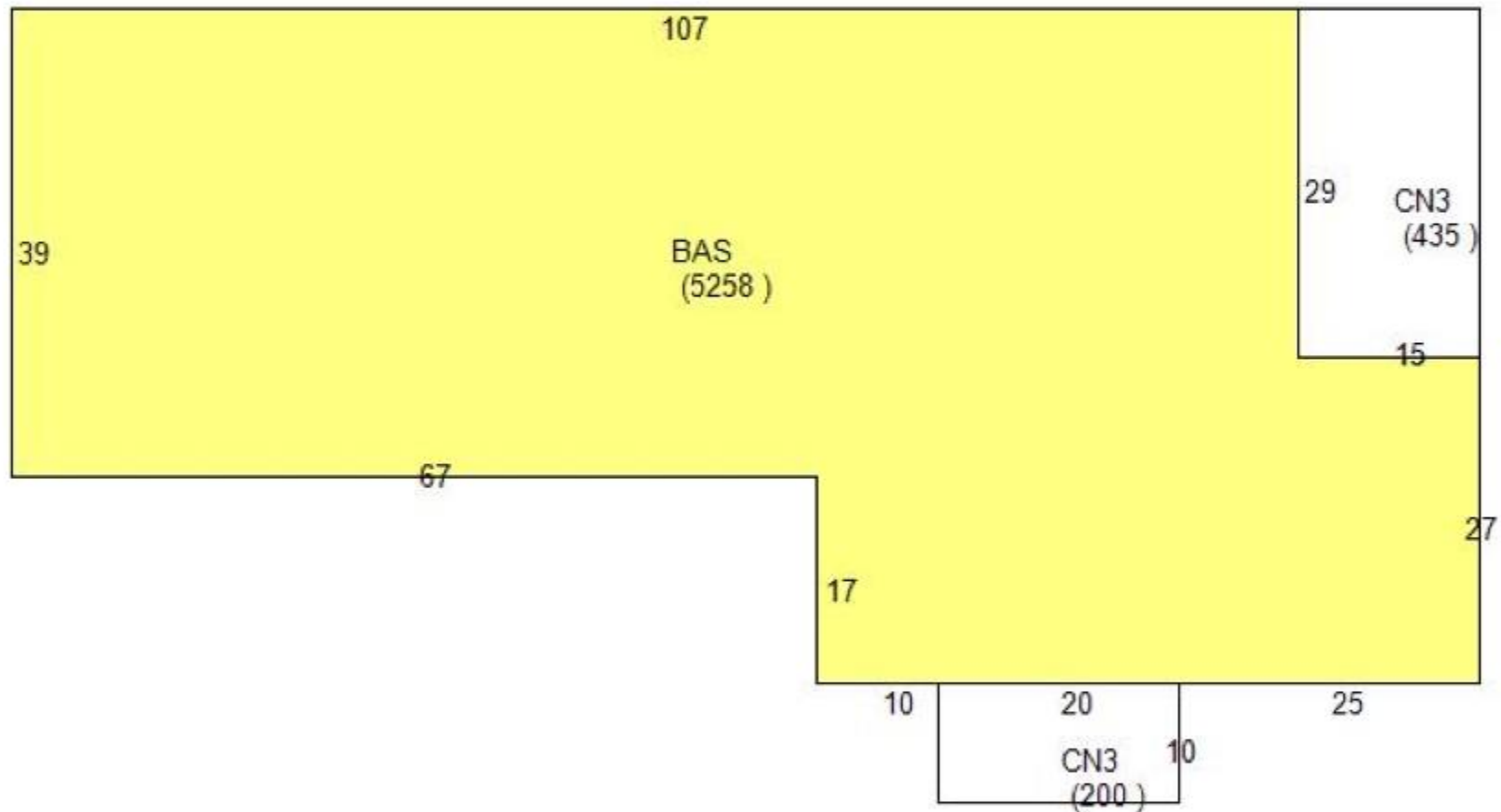
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Property Aerial



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