

FOR SALE

\$1,075,000

Rainbow Motel / Hospitality

6490 S US Highway 1, Port St. Lucie FL 34952



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Rainbow Motel / Hospitality

6490 S US Highway 1, Port St. Lucie FL 34952

PRICE	\$1,075,000
MONTHLY INCOME	\$10,500 (Net)
BUILDING SIZE	4,882 SF (Total)
NO. OF ROOMS	16
BUILDING TYPE	Hospitality
ACREAGE	0.49 AC
FRONTAGE	101.25'
TRAFFIC COUNT	38,804
YEAR BUILT	1957
CONSTRUCTION TYPE	CBS
ZONING	CG - Commercial General
LAND USE	Hotel/Motel
UTILITIES	Undisclosed

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Great investment opportunity! Rainbow Motel currently operates as a motel/hotel establishment bringing in about \$10,500 a month in net income. Site consists of 16 units with short term to long term stay options. Under new ownership this has the potential to be converted into an assisted living facility or rehabilitation center. Located just off US-1, North from Kitterman Road.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,821	1 Mile	\$47,318	1 Mile	45.40
3 Mile	39,411	3 Mile	\$56,577	3 Mile	44.50
5 Mile	109,571	5 Mile	\$54,972	5 Mile	43.10

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Zoning Information

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Sec. 158.124. - General Commercial Zoning District (CG).

(A) Purpose. The purpose of the general commercial zoning district (CG) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of general commercial facilities. Said areas to be primarily along established highways where a mixed pattern of commercial usage is substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district incorporates most of those uses formerly designated shopping center commercial (CSC) and resort commercial (CR).

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

(1) Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing, or fabrication of products is clearly incidental to and restricted to on-premises sales; (2) Horticultural nursery, garden supply sales; (3) Office for administrative, business, or professional use; (4) Public facility or use; (5) Restaurants; (6) Retail sales of alcoholic beverages for incidental on and off premises consumption in accordance with Chapter 110; (7) Park or playground or other public recreation; (8) Motel, hotel, or motor lodge

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure; provided, however, that only one (1) such residence may be approved for each business and required land area; (2) Enclosed assembly area; (3) Public utility facility, including water pumping plant, reservoir, and electrical substation, and sewage

treatment plant; (4) Semi-public facility or use; (5) Catalog showrooms with more than twenty (20%) percent of gross floor area devoted to storage; (6) Car wash (full or self-service); (7) Kennel, enclosed; (8) Bars, lounges, and night clubs; (9) Schools (private or parochial), meeting the requirements of the State Board of Education, or technical or vocational schools; (10) Automobile, boat, farm equipment or truck sales and repairs with repairs conducted entirely within an enclosed building. (11) Automobile fuel services or repairs, including oil lubrication businesses; (12) Retail convenience stores; (13) Hospitals, nursing, or convalescent homes; (14) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service. (15) Pain management clinic. (16) Recreational amusement facility.



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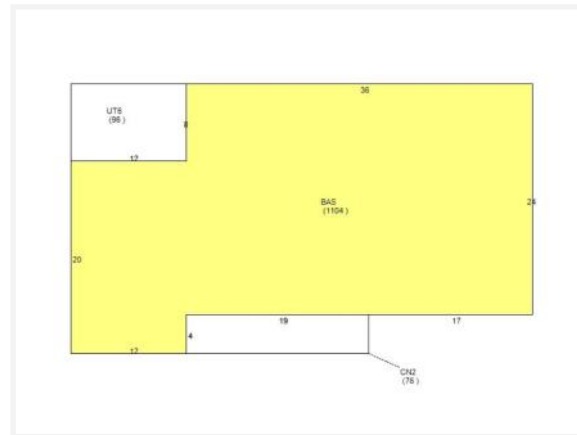
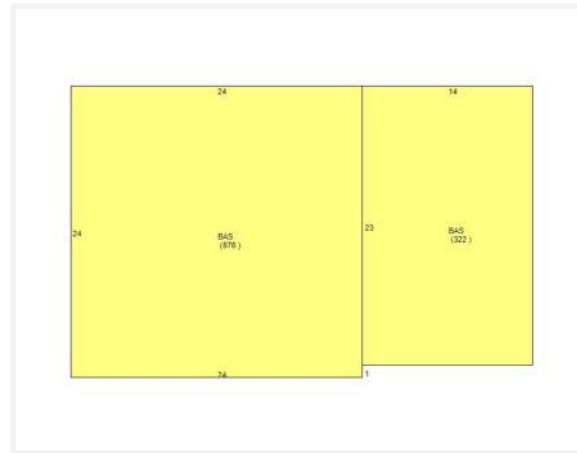
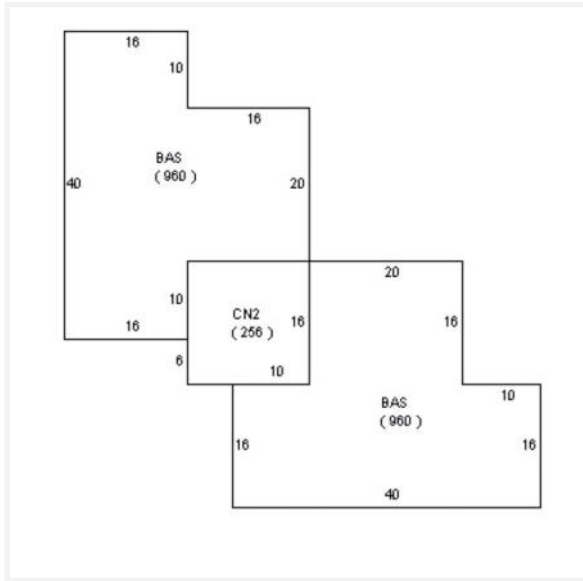
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Floor Plan

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Site Photos

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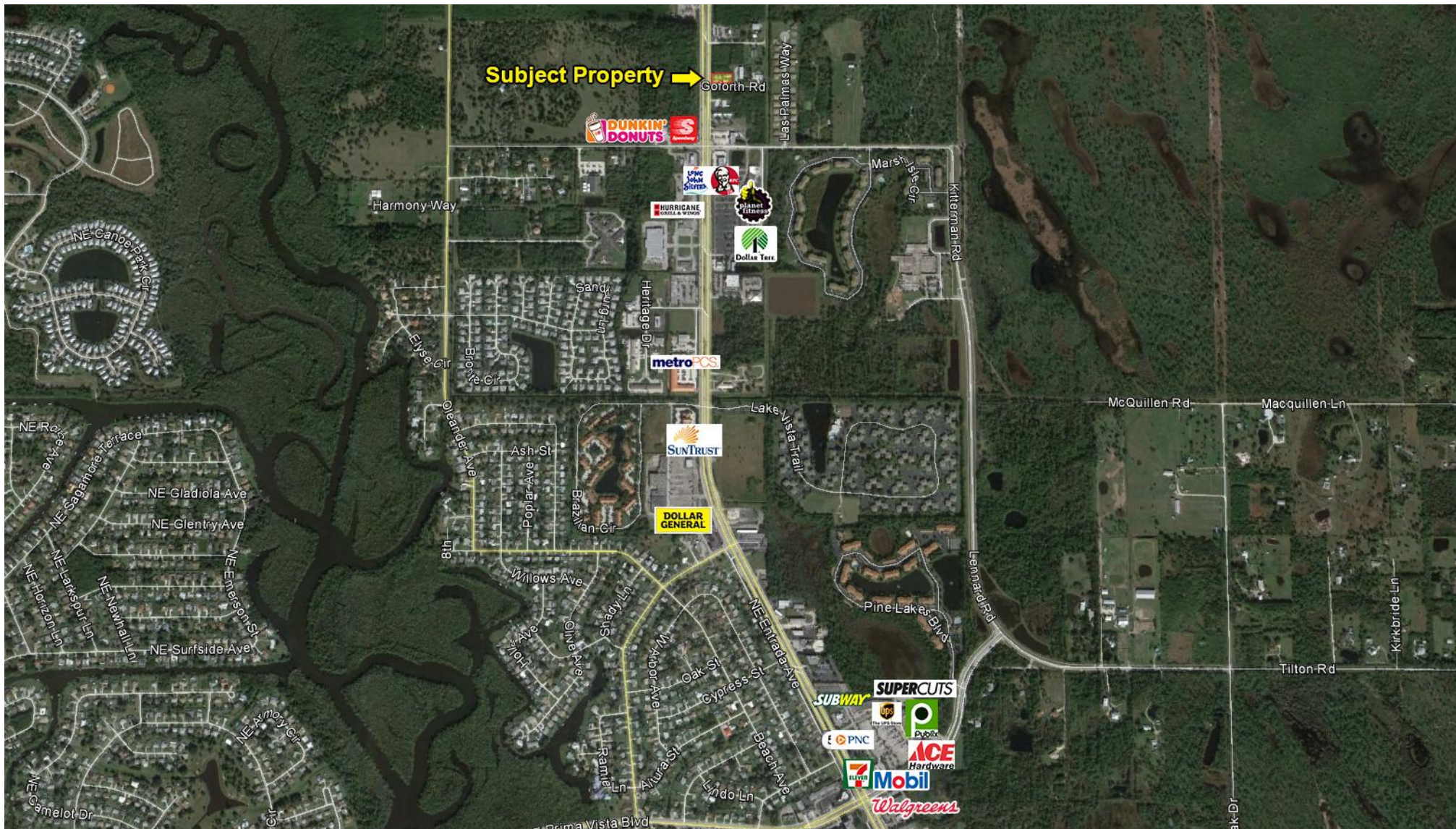
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Property Aerial

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