

FOR SALE

1521 S Ocean Drive

Fort Pierce, FL 34949

■ 1.25 Acres Multifamily Residential



PROPERTY OVERVIEW

Property features access from all four sides which makes it highly visible. Residential properties are located to the west and south, with a picturesque park to the north and ocean view to the east.

LOCATION OVERVIEW

Property is located on South Hutchinson Island with access to a park and to the ocean across the street.

OFFERING SUMMARY

| | |
|------------|--|
| Land Size: | 1.25 Acres |
| Zoning: | R4A-Hutchinson Island Medium Density Residential |

SALE PRICE

\$695,000

■ Al Cicchese

Broker Associate
772.220.4096 x111
al@slccommercial.com

SLC Commercial

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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SALE PRICE**\$695,000****Location Information**

Street Address 1521 S Ocean Drive
City, State, Zip Fort Pierce, FL 34949
County/Township Saint Lucie
Side Of Street West

Zoning / Land Use Details

Zoning R4A-Hutchinson Island Medium
Density Residential,
Permitted Use See Below

[Click Here for Permitted Uses](#)**Property Details**

| | |
|----------------------|---------------------------------|
| Property Type | Land |
| Property Subtype | Multifamily |
| Lot Size | 1.25 Acres |
| APN# | 2412-501-0002-000-3 |
| Lot Frontage | 200 FT |
| Lot Depth | 270 SF |
| Corner Property | Yes |
| Traffic Count Street | S Ocean Drive |
| Utilities | Fort Pierce Utilities Authority |
| Taxes | \$12,228.19 |

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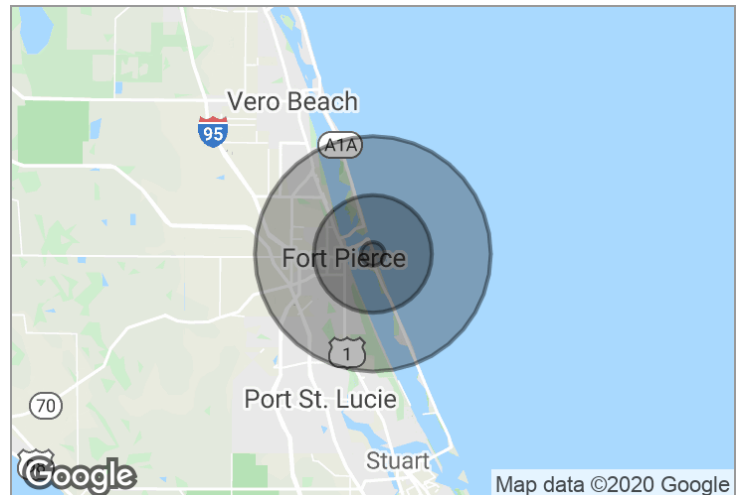
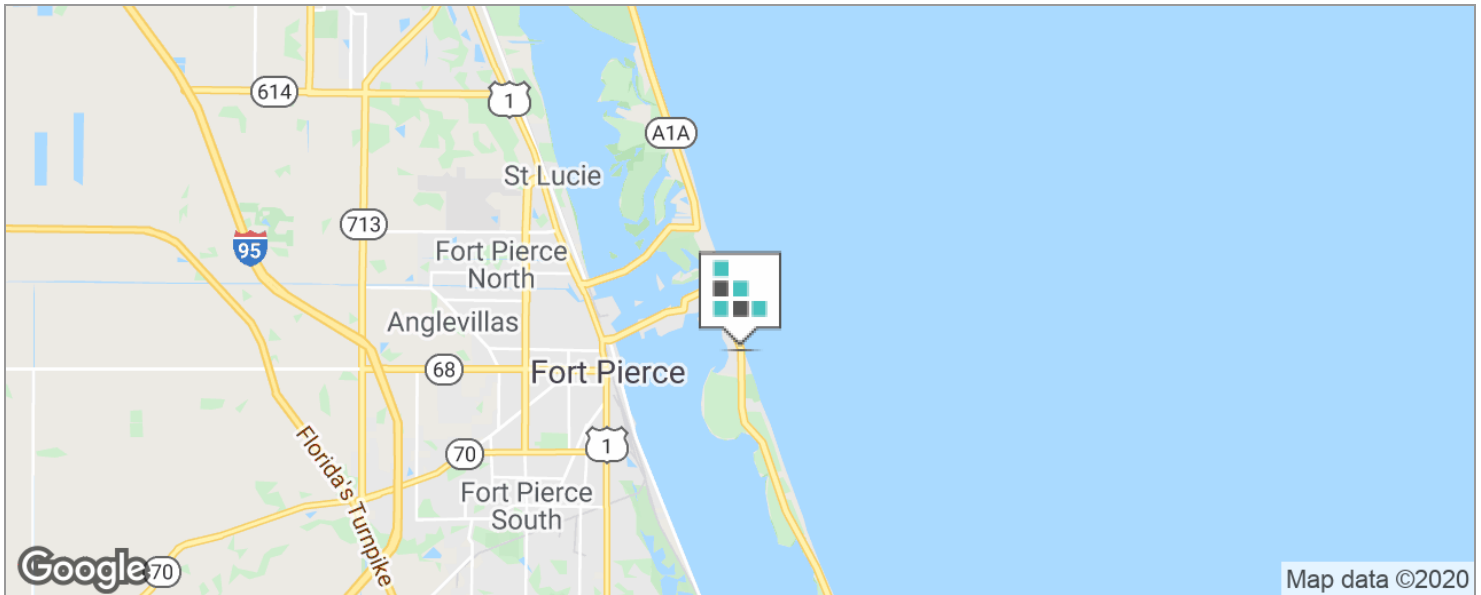
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Realty & Development

1.25 Acres Multifamily Residential



DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Population | 618 | 46,585 | 129,544 |
| Total Households | 324 | 17,027 | 50,653 |
| Average HH Income | \$72,706 | \$47,094 | \$53,344 |
| Average Age | 58.9 | 37.5 | 43.3 |

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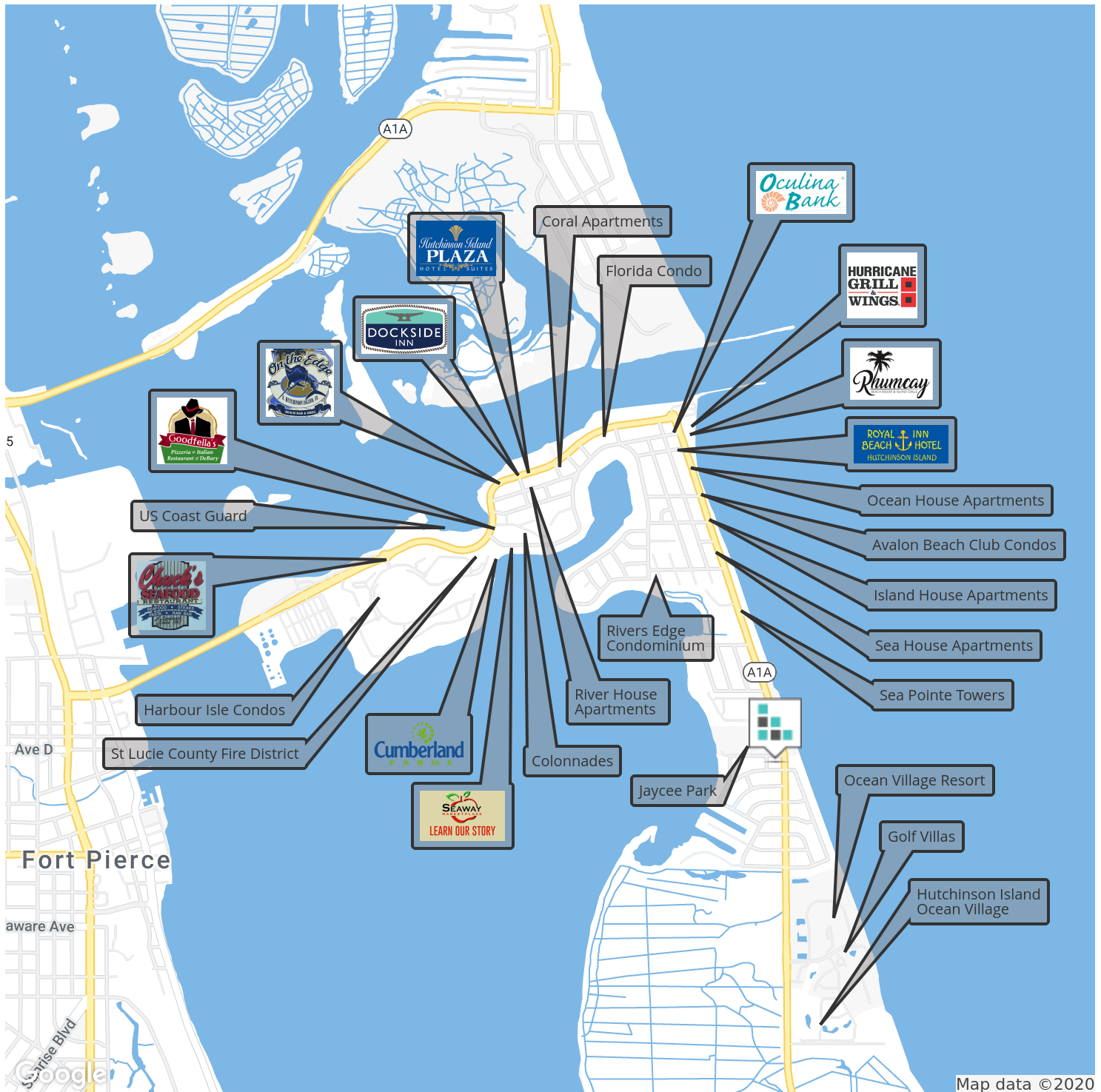
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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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