

# FOR SALE

\$1,199,000

## The Fountain Hotel

4891 N US Highway 1, Fort Pierce, FL 34946



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | [Rteincorporated@aol.com](mailto:Rteincorporated@aol.com)

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



# Property Details

## The Fountain Hotel

4891 N US Highway 1, Fort Pierce, FL 34946

PRICE	\$1,199,000
MONTHLY INCOME	\$12,500 (Net)
BUILDING SIZE	8,718 SF (Total)
BUILDING TYPE	Hospitality
ACREAGE	2.5 AC
FRONTAGE	329.6'
TRAFFIC COUNT	23,500 AADT
YEAR BUILT	1958
CONSTRUCTION TYPE	CBS
PARKING SPACE	Plenty
ZONING	CG - General Commercial
LAND USE	Commercial
UTILITIES	--

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The Fountain Hotel and Resort features 22 efficiencies and suites that currently operating as a hotel bringing in \$12,500/mo. in net income. Site features renovated units and amenities such as a pool, hot tub, grill, conference center, breakfast room, on-site laundry facilities, gym, and professional center. Convenient driving distance to the beaches, golf, shopping and restaurants. Property has potential to be converted into an assisted living facility or rehabilitation center.



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# Property Demographics

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### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	236	1 Mile	\$	1 Mile	43.90
3 Mile	13,663	3 Mile	\$	3 Mile	50.90
5 Mile	50,672	5 Mile	\$	5 Mile	46.00

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# Zoning Information

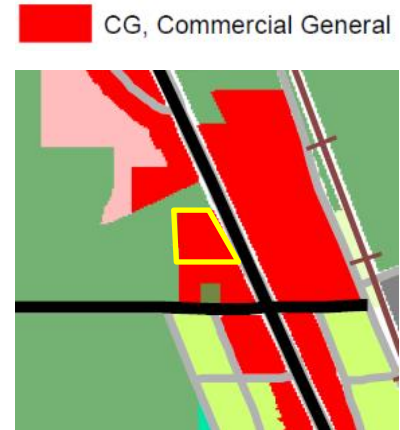
## The Fountain Hotel 4891 N US Highway 1, Fort Pierce, FL 34946

### GC - General Commercial

1. **Purpose.** The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.

#### 2. Permitted Uses:

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations subject to the provisions of Section 7.10.31. (86)



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## Site Photos

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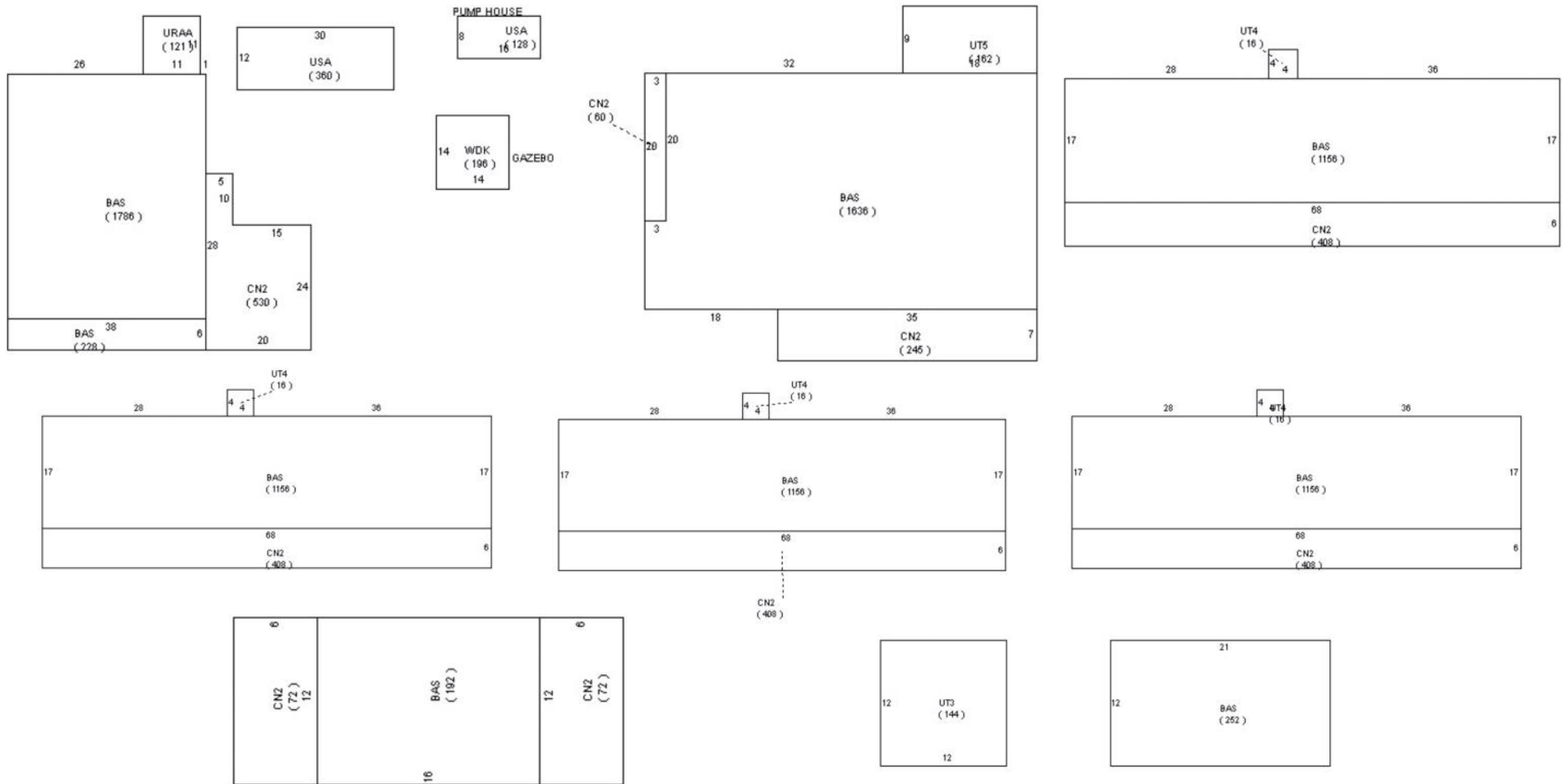
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# Floor Plan

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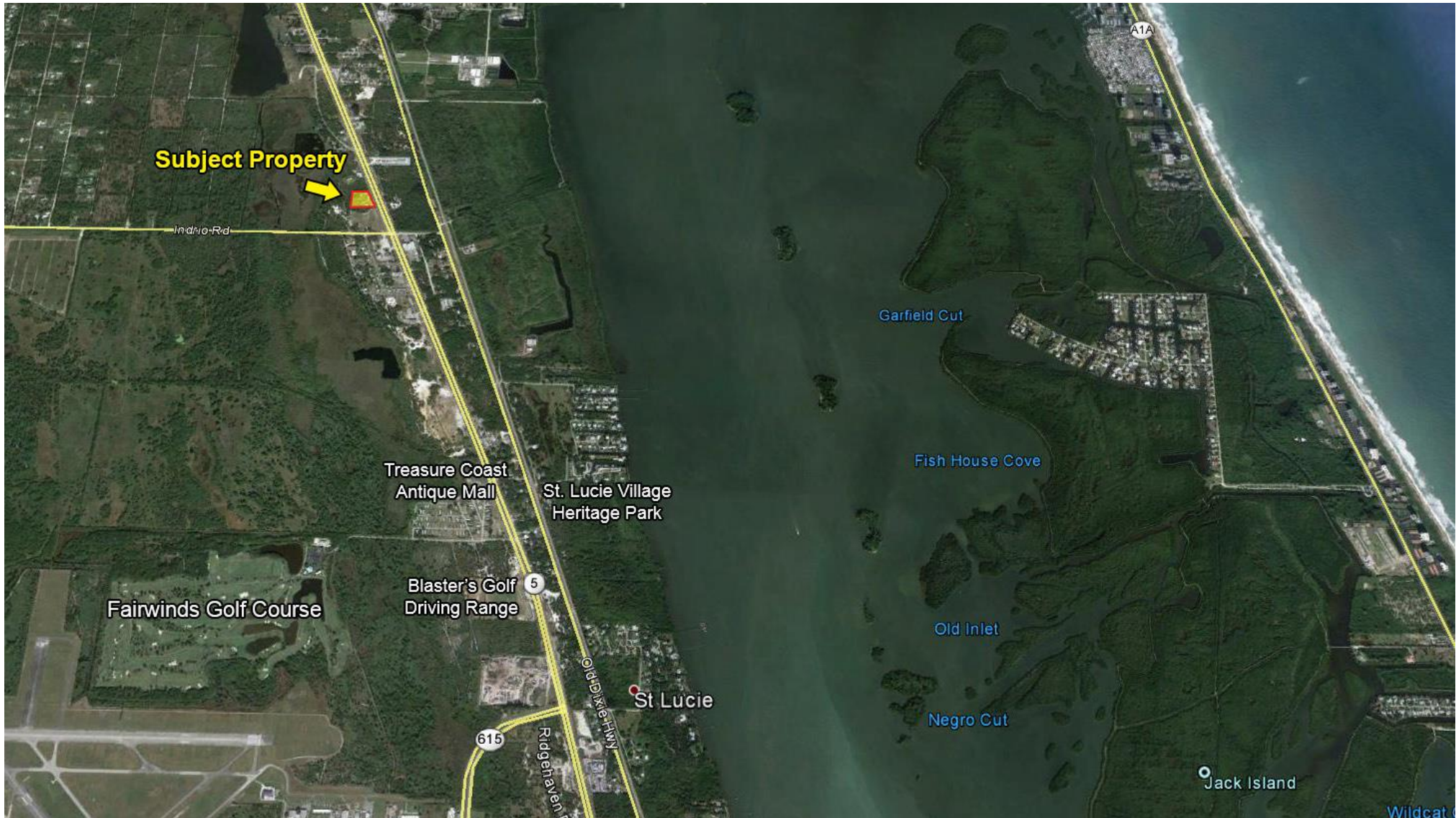
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# Property Aerial

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