

FOR SALE

504 Monument Avenue Port St. Joe, FL 32456

NAI TALCOR



Office/Land | 15,680 SF

This investment consists of a 15,680 SF 2 story office building situated on 0.785 AC in the heart of Port St. Joe, FL. The building is poised perfectly for a financial services company given it's high ceilings and ground floor drive thru facility or could be repurposed into a mixed use retail/office investment. The subject could also be scraped and utilized for it's land value considering the property's proximity to the Gulf of Mexico and it's C-1 commercial zoning. In addition, the property possesses phenomenal access onto Monument Avenue as well as unbeatable visibility.

Sale Price: \$950,000

OFFERING SUMMARY

SALE PRICE	\$950,000
BUILDING SIZE	15,680 SF
PRICE PER SF	\$60.59
LOT SIZE	0.785 Acres
YEAR BUILT	1962
PARKING SPACES	25 Spaces
ZONING	C-1 Commercial

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	68	452	1,230
Average HH Income:	\$51,935	\$51,055	\$50,874

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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be



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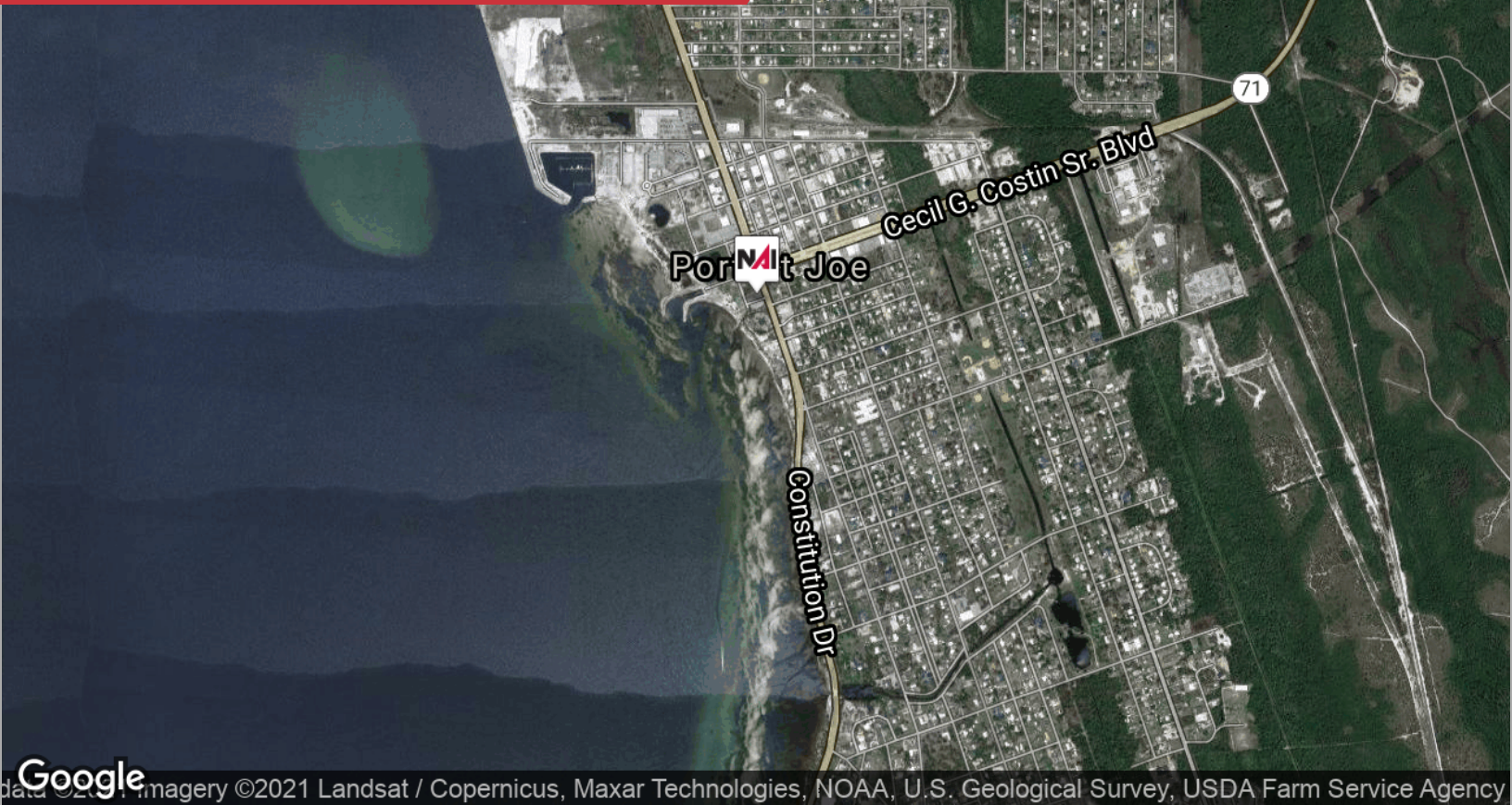
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