



# FOR SALE

700 Boston Ave

700 Boston Ave

Fort Pierce, FL 34950

## PROPERTY OVERVIEW

Triplex located in mixed office / residential district of Fort Pierce. This property contains 1,700 SF and is zoned for commercial office use, just steps away from the Federal Courthouse and downtown Fort Pierce. This versatile property affords investors the opportunity to generate immediate income while having the potential for conversion to commercial uses with the rapid growth occurring in Fort Pierce and the neighborhood's office district.

## OFFERING SUMMARY

Building Size:	1,892 SF
Land Size:	0.23 Acres
Land Use:	Office Professional
Zoning:	C-1

[Click for Permitted Uses](#)

SALE PRICE

\$385,000



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# Property Details & Highlights

## BOUTIQUE OFFICE SPACE

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Property Name:	Boutique Office Space
Property Address:	700 Boston Ave, Fort Pierce, FL 34950
Property Type:	Office
APN:	241032100070000
Lot Size:	0.23 AC
Building Size:	1,892 SF
Building Class:	C
Zoning:	C-1
Rail Access:	N/A
Year Built:	1947
Number of Stories:	2



### LOCATION OVERVIEW

Centrally located just off Delaware Avenue, this property provides strong connectivity to the urban Fort Pierce business district, government services, the St. Lucie County courthouse, and US Highway 1. A strategic position for professionals, this site benefits from walkability, a surrounding residential base, and access to local amenities.

### SALE HIGHLIGHTS

- 3 Unit Triplex ready for renters
- Zoned for commercial use
- Close to courthouse and downtown Fort Pierce in walkable & growing office district
- 7 minute drive to beaches

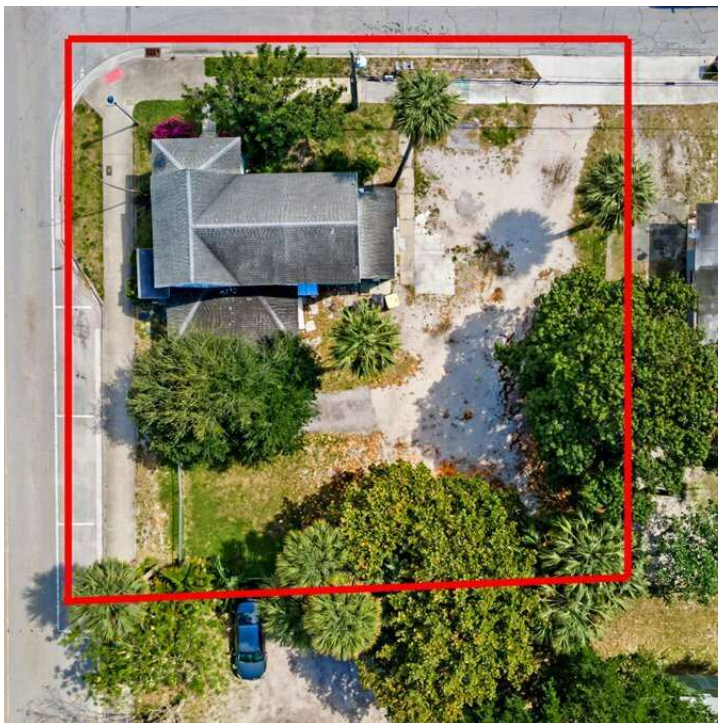




# Additional Photos

BOUTIQUE OFFICE SPACE

FOR SALE

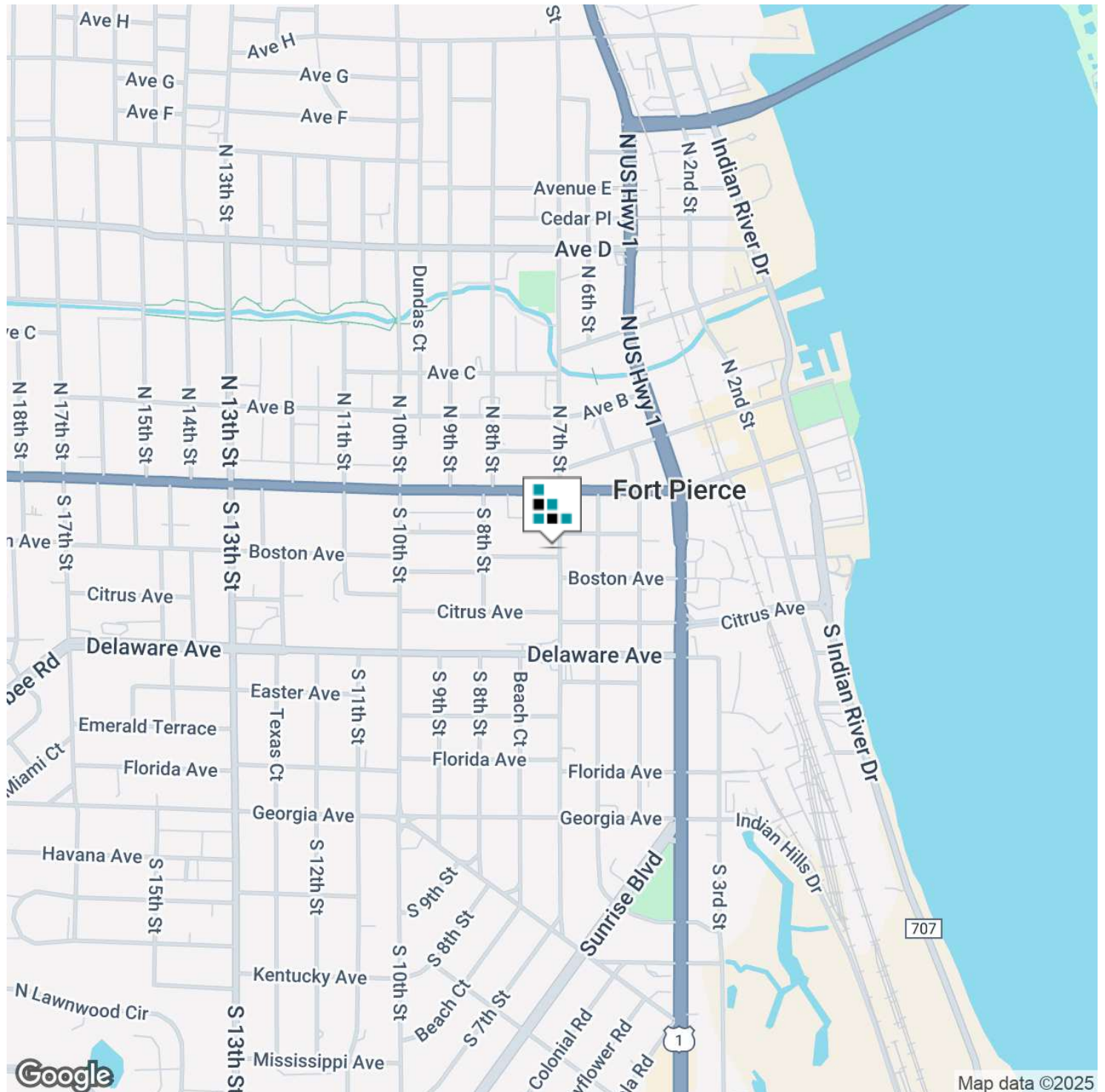




# Location Map

BOUTIQUE OFFICE SPACE

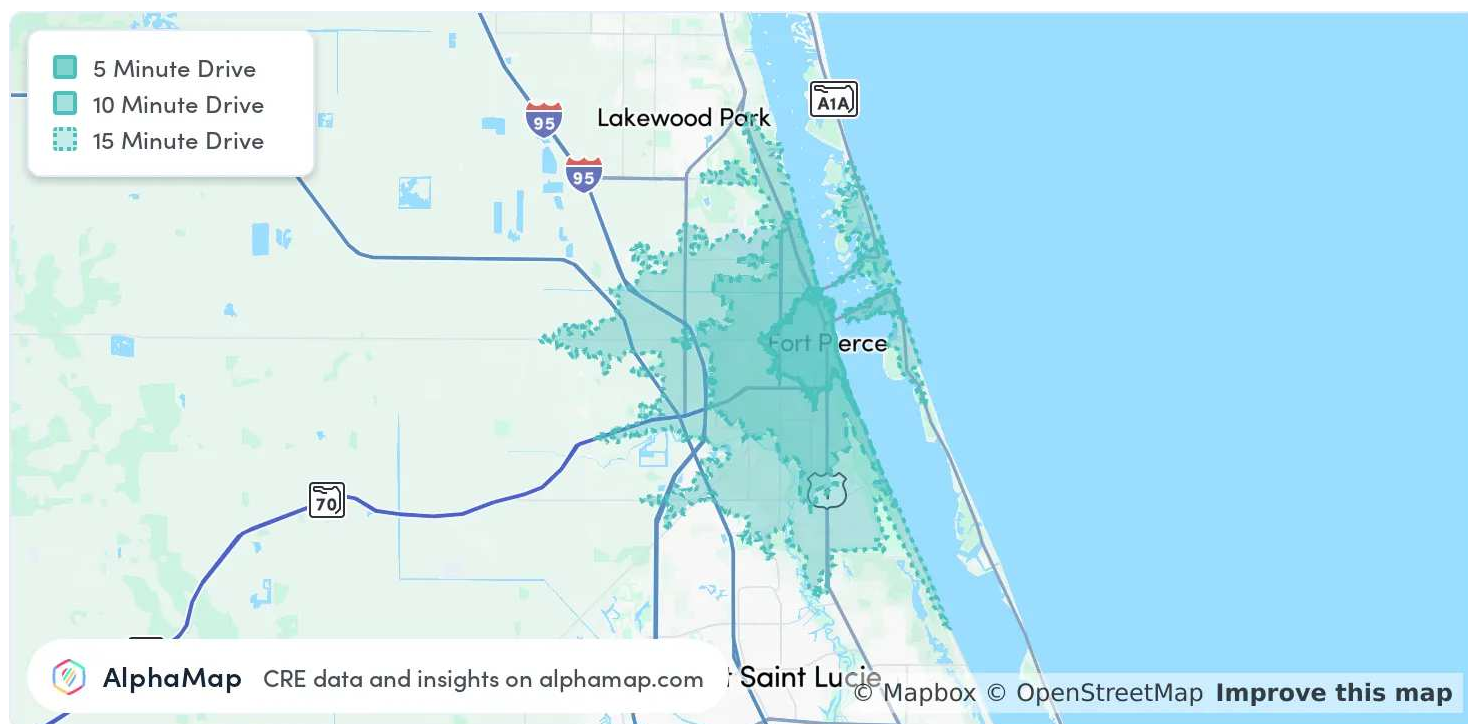
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# Area Analytics

## BOUTIQUE OFFICE SPACE

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	16,192	59,343	82,286
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,937	22,263	30,930
Persons per HH	2.7	2.7	2.7
Average HH Income	\$47,345	\$57,998	\$63,861
Average House Value	\$241,541	\$249,410	\$280,909
Per Capita Income	\$17,535	\$21,480	\$23,652

Map and demographics data derived from AlphaMap

# Disclaimer

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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.

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