

TURN KEY COMMERCIAL KITCHEN CONDOS

1258 & 1260 SW Biltmore St. Port St. Lucie, FL 34983



FOR SALE | Starting at \$250,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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500 SE Osceola Street
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PROPERTY OVERVIEW

- Presenting a rare opportunity to acquire two (2) separate, fully built-out commercial kitchen condos within the highly desirable Biltmore Commercial Center, ideally situated between SW Biltmore Street and SW S Macedo Blvd.
- Unit 1258 features a built-out 650 sf second floor office space with three partitioned fully air-conditioned suites.
- Unit 1260 features an ±800 sf load bearing mezzanine for added storage or office build-out.
- Equipped with all the essential infrastructure to support a wide range of culinary uses—from catering and meal prep to ghost kitchens and specialty food manufacturing.

Each Unit Features:

- Fully built-out, food-grade production space
- Commercial hood systems & grease traps
- Floor drains throughout
- Walk-in refrigeration
- Propane lines in place
- Fully plumbed for commercial kitchen operations
- Fully air-conditioned interiors

BILTMORE COMMERCIAL CENTER

UNIT 1258 (1,225 SF)	\$270,000
UNIT 1260 (1,225 SF)	\$250,000
BUILDING TYPE	Industrial Condo
POWER	3-phase power
FRONTAGE	160'
YEAR BUILT	2006
CONSTRUCTION TYPE	Corr Metal
PARKING SPACE	30
ZONING	IN—Industrial
LAND USE	LI/CS
PARCEL ID 1	3431-566-0004-000-0
PARCEL ID 2	3431-566-0003-000-3

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1258 INTERIOR PHOTOS



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1260 INTERIOR PHOTOS



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DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	8,863	84,455	175,620
2025 Population	9,977	95,803	207,017
2030 Population Projection	11,412	109,711	238,362
Annual Growth 2020-2025	2.5%	2.7%	3.6%
Households			
2020 Households	3,293	31,505	67,227
2025 Households	3,615	34,937	77,640
2030 Household Projection	4,126	39,924	89,242
Households By Income			
Avg Household Income	\$91,354	\$93,312	\$93,647
Median Household Income	\$73,312	\$73,426	\$74,247
Worker Travel Time To Job			
<30 Minutes	2,670	23,506	47,355
30-60 Minutes	1,477	14,558	31,047
60+ Minutes	407	4,439	9,969

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ZONING INFORMATION

Sec. 158.136. Industrial Zoning District (IN).

(A) Purpose. The purpose of the industrial zoning district (IN) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of industrial activities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such 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 heavy industrial (HI), flexible industrial (FI), and light industrial (LI).

(B) Permitted Principal Uses and Structures.

(1) The following principal uses and structures are permitted provided that all businesses, services, manufacturing or processing of materials are confined within a fully-enclosed building with no exterior emission of odors, fumes, dust, smoke, vibration, waste liquids, or other substances:

- a. Manufacturing, assembly, warehousing, storing, processing and packaging of goods and materials.
- b. Research and development facility.
- c. Public or semi-public facility or use.
- d. Television broadcasting station and telephone call centers.
- e. Analytical laboratory.
- f. Warehouse.
- g. Wholesale trade and distribution.
- h. Office space as needed in conjunction with a use listed above.

- i. Retail and business services primarily intended to serve the industrial facilities.
- j. Adult entertainment. The applicant must demonstrate consistency with the provisions and conditions of all other pertinent City Code of Ordinances which regulate this use.
- k. Facility-based youth day treatment program.
- l. Commercial laundry facilities and linen supply.
- m. Microbrewery.
- n. Repair and maintenance of vehicles and equipment. No storage of vehicles shall be permitted outside of an enclosed building unless an area designated for such use is on the approved site plan and does not reduce the required number of parking spaces for the building. (Doors, including garage doors, may be open during operating hours.
- o. Medical Marijuana Dispensing Organizations.

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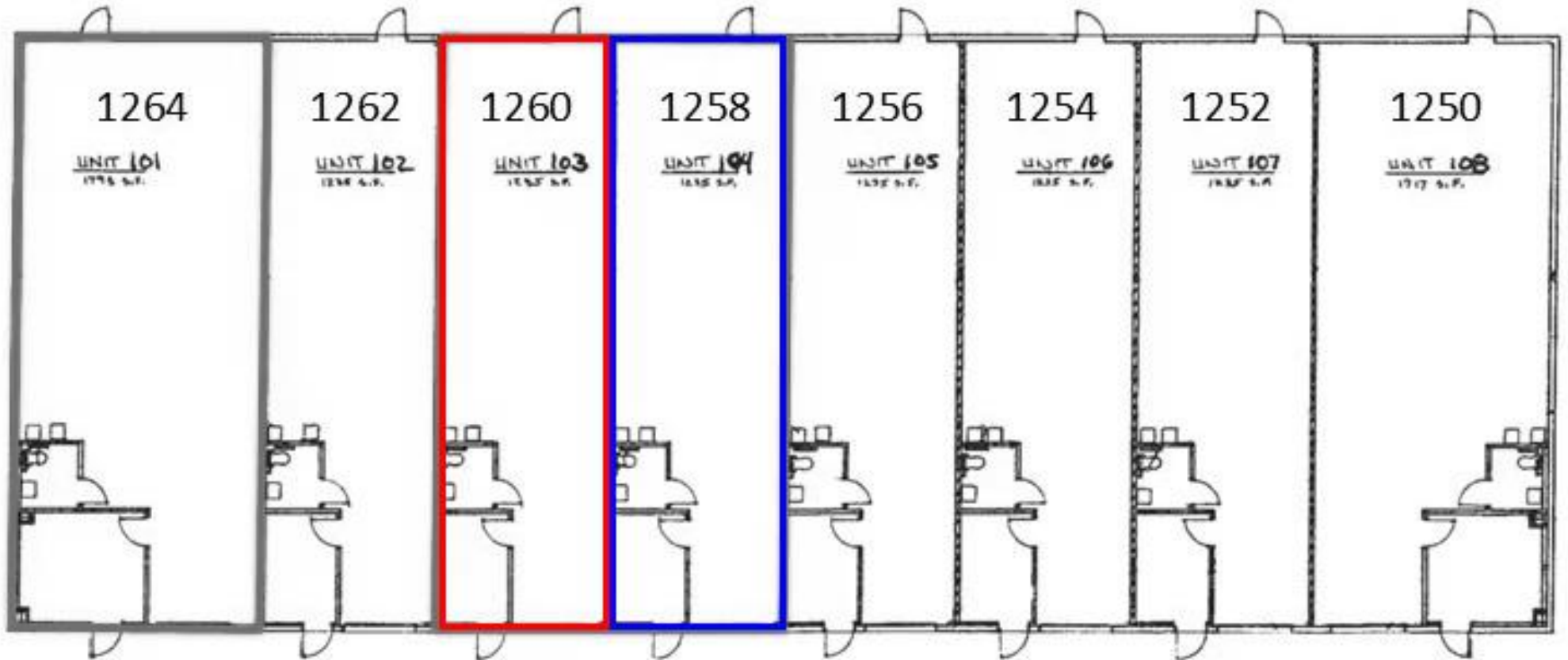
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SITE PLAN



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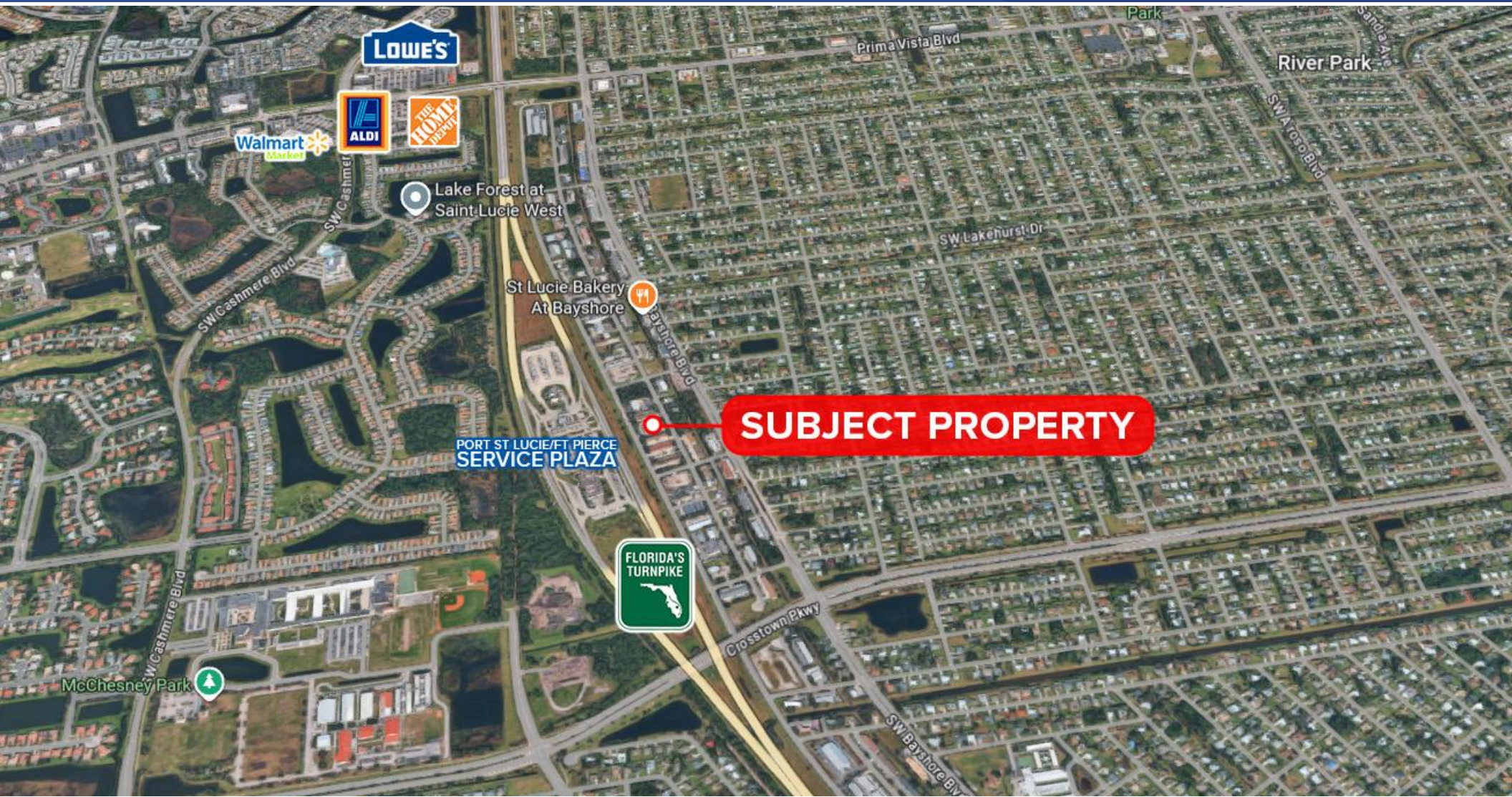
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TRADE AREA MAP



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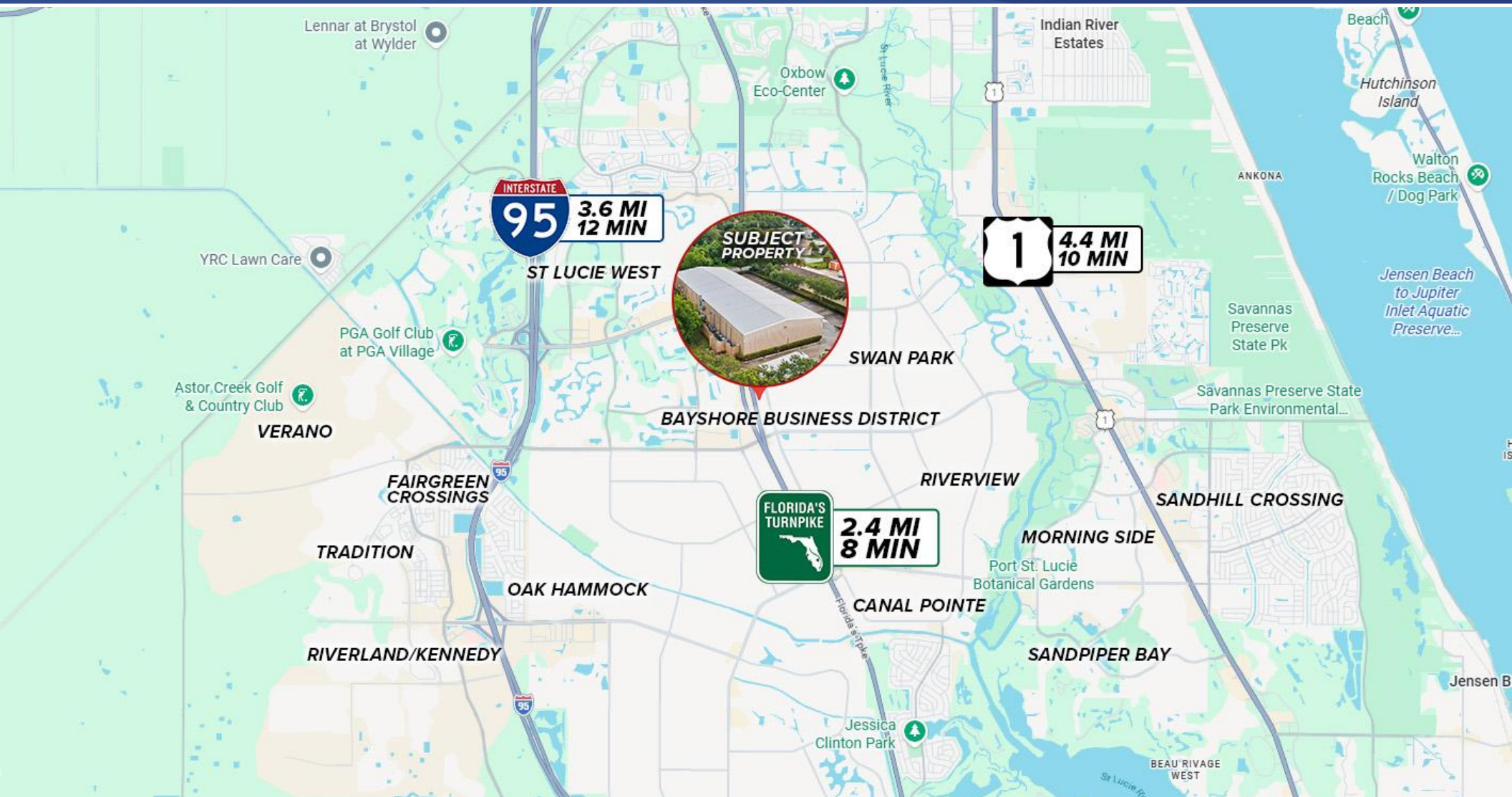
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PROXIMITY MAP & NEIGHBORHOODS



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