

FOR SALE / LEASE

MEDICAL OFFICE CONDO - MOVE IN READY

1801 South 23rd Street 3 Fort Pierce, FL 34950



SALE PRICE

\$415,000

LEASE RATE

\$23 SF/yr (Modified Gross)

Hoyt C. Murphy Jr

(772) 971-7424

hoyt.murphy@cbparadise.com

Thomas Rouse

(772) 201-5902

thomas.rouse@cbparadise.com

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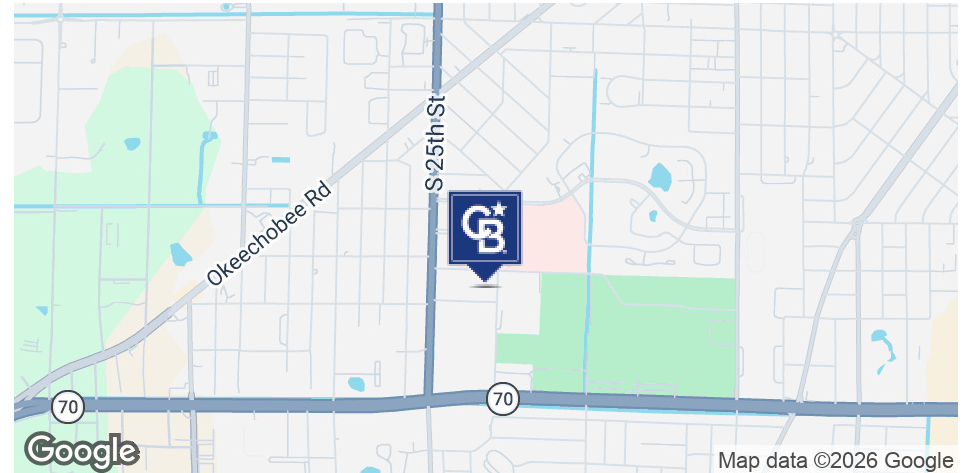


**COLDWELL BANKER
COMMERCIAL
PARADISE**

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Sale Price **\$415,000**

Lease Rate **\$23 SF/YR
(MODIFIED GROSS)**

OFFERING SUMMARY

Available SF:	1,734 SF
Price / SF:	\$239.33
Year Built:	1988
Zoning:	Professional

PROPERTY OVERVIEW

Medical Office Condo. Move in Ready! 1,734 sq feet. Near Lawnwood Medical Center(a Level II Trauma Center, Stroke Center and Heart Institute). This Medical Office has 4 exam rooms, large waiting & receptionist area, private doctors offices, lab/prep area, break room and 2 bathrooms. Ideal for a Pediatrician as this was a pediatrics office for many years. New 200 amp 3 phase break panel (\$3,500) has just been installed. Will lease or lease option. See floor plan in pictures.

PROPERTY HIGHLIGHTS

- Near Lawnwood Medical Center(a Level II Trauma Center, Stroke Center and Heart Institute).
- 4 exam rooms, large waiting & receptionist area, private doctors offices, lab/prep area, break room and 2 bathrooms.
- New 200 amp 3 phase break panel (\$3,500) has just been installed.

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LOCATION INFORMATION

Building Name	Medical Office Condo - Move in Ready
Street Address	1801 South 23rd Street 3
City, State, Zip	Fort Pierce, FL 34950
County	St. Lucie

BUILDING INFORMATION

Building Size	1,734 SF
Building Class	C
Tenancy	Single
Number of Floors	1
Year Built	1988
Roof	Rolled/Hot Mop

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	Professional

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	80

UTILITIES & AMENITIES

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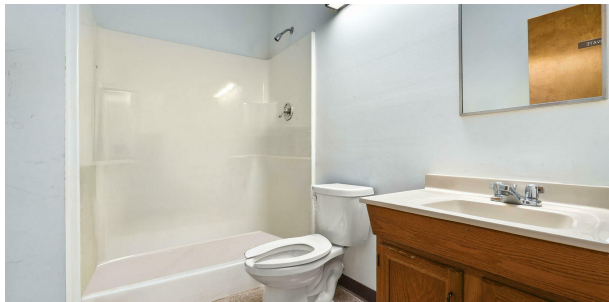
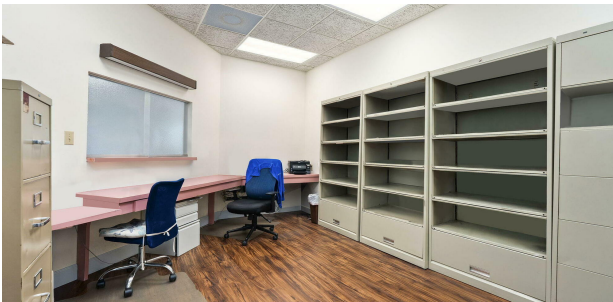
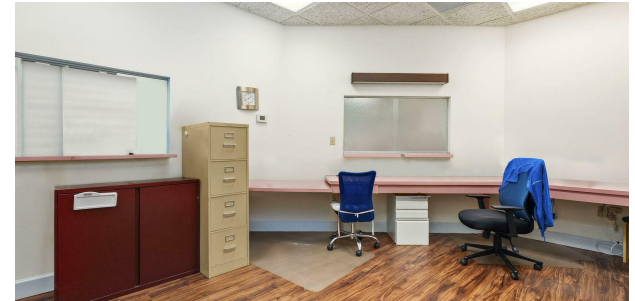
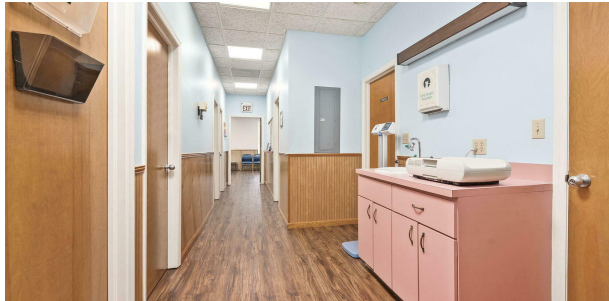
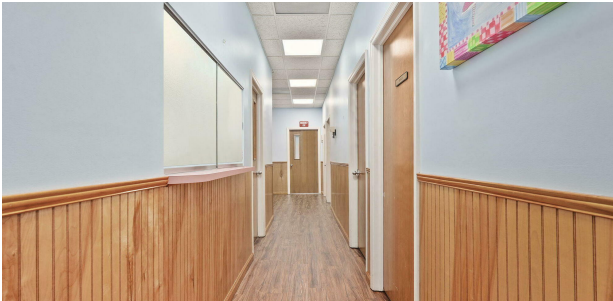


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PHOTOS

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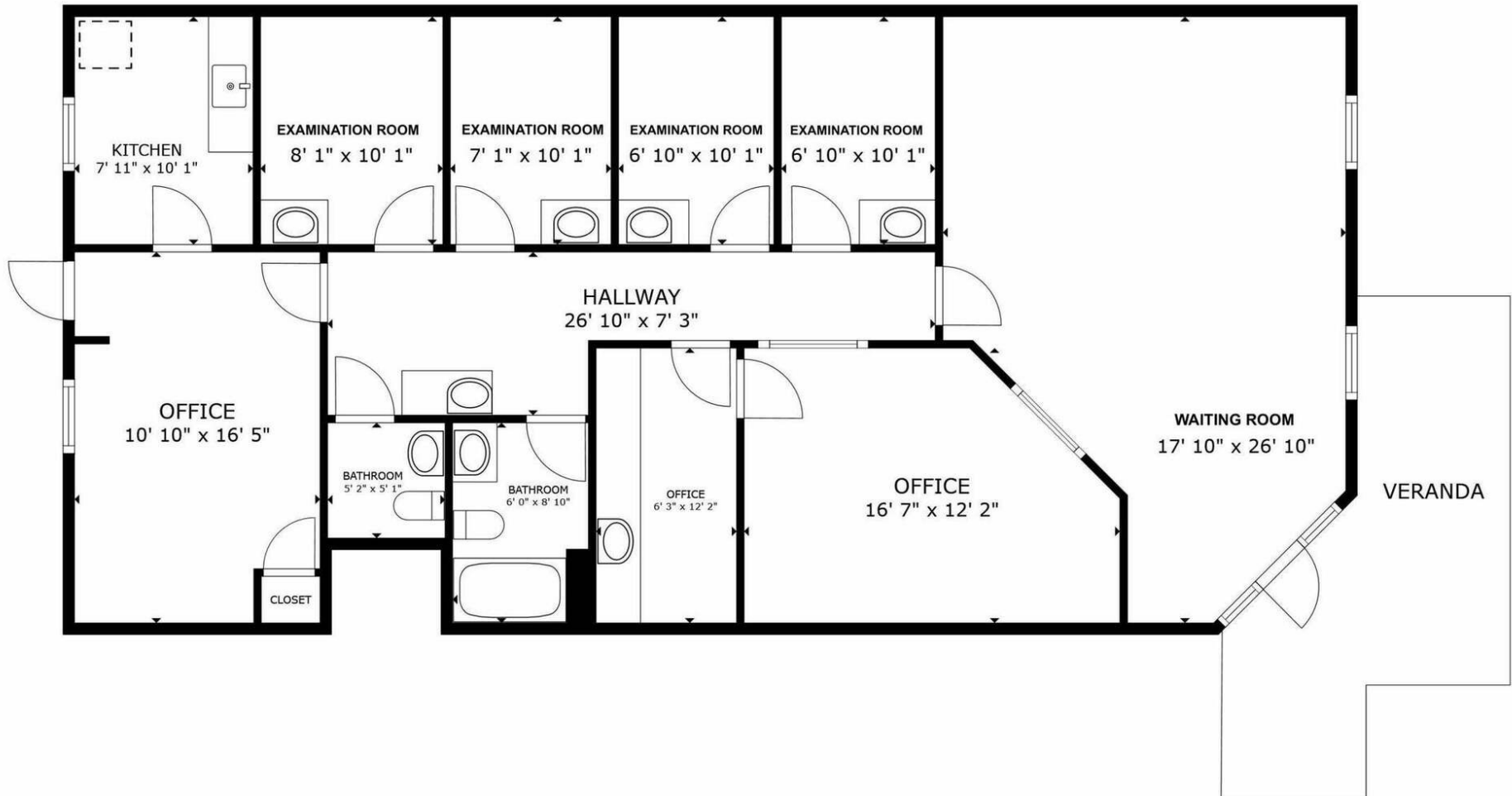


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FLOOR PLAN

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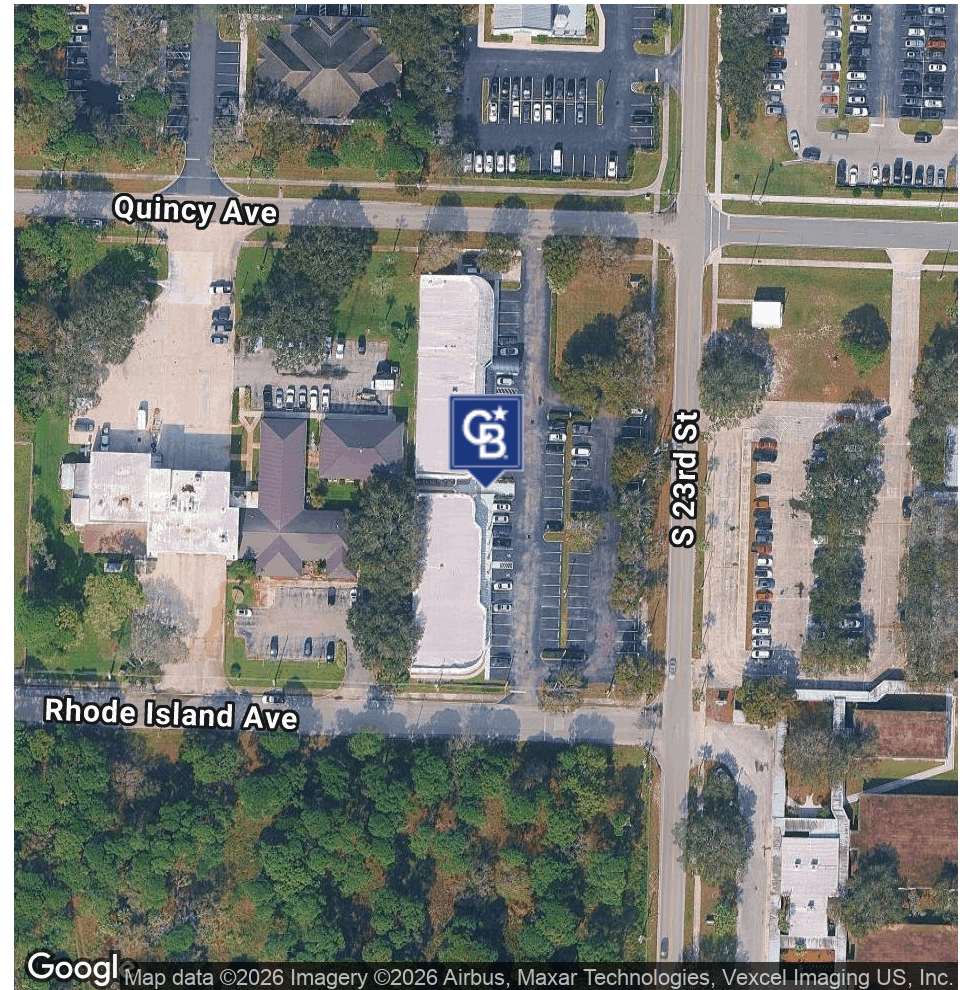
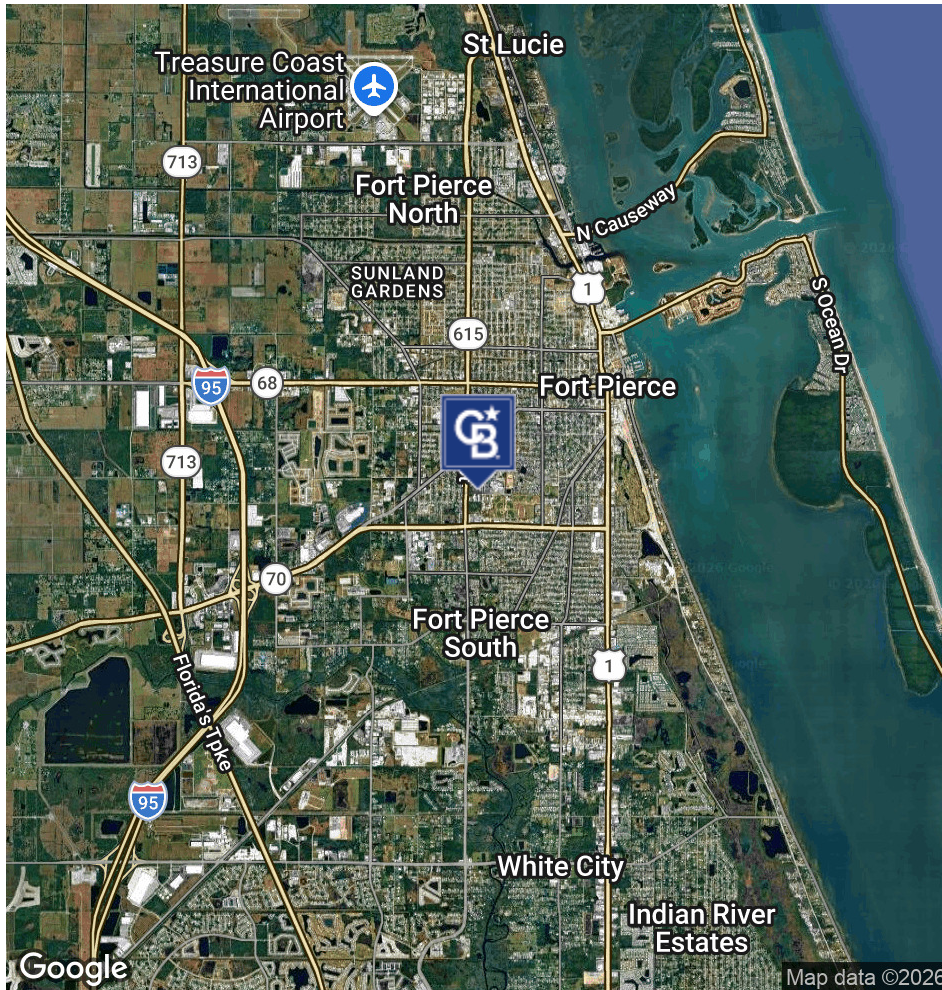


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LOCATION MAPS

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DEMOGRAPHICS

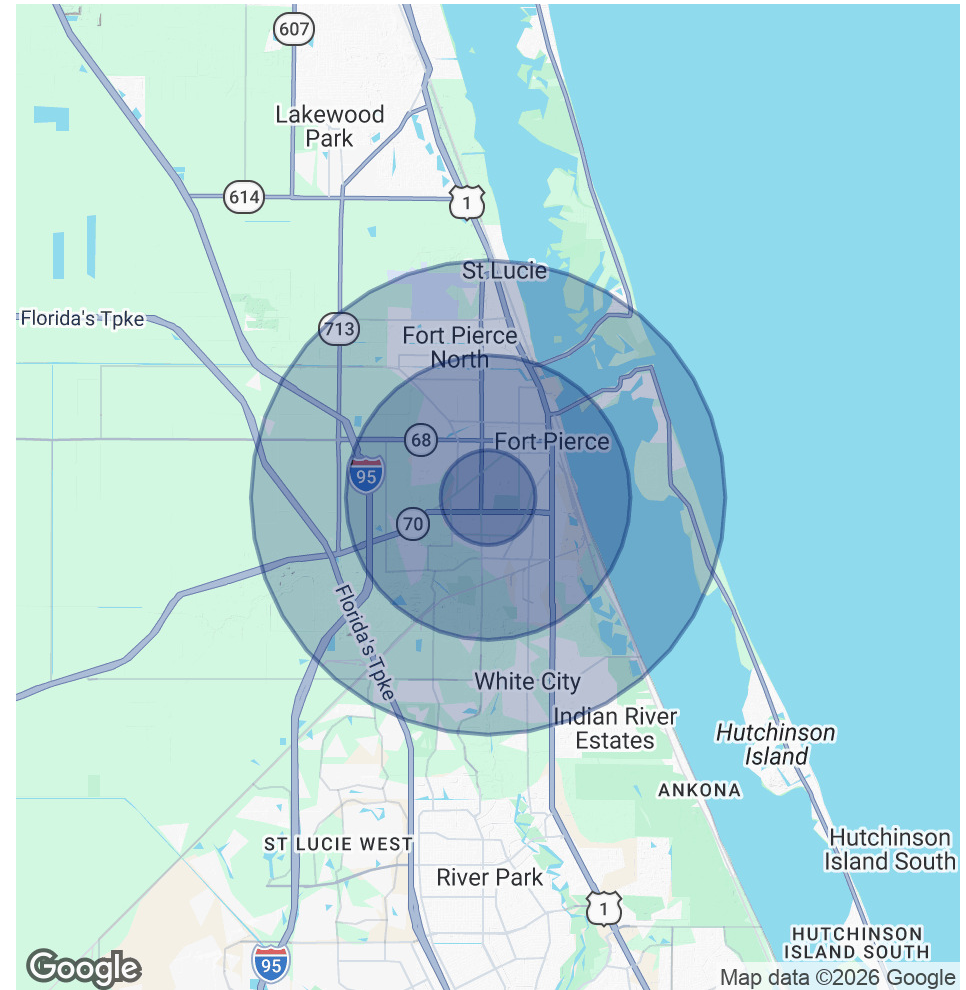
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,116	49,394	75,887
Average Age	34.6	37.1	40.7
Average Age (Male)	35.6	37.8	40.7
Average Age (Female)	36.8	40	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,281	18,503	29,066
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$61,640	\$55,597	\$68,109
Average House Value	\$184,850	\$210,215	\$267,973

2023 American Community Survey (ACS)



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HOYT C. MURPHY JR

Broker

Direct: (772) 971-7424
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THOMAS ROUSE

Comm Sales Associate

Direct: (772) 201-5902
thomas.rouse@cbparadise.com

Hoyt C. Murphy Jr

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