



FOR SALE

■ 601 Atlantic Ave

Fort Pierce, FL 34950

PROPERTY OVERVIEW

Two story 22,606 sf CBS construction office building, situated on 1.057 acres. Most recent use was for back office. The building was built in 1965 and renovated in 2007. The property has 58 parking spaces. C-3 Zoning District allows a wide array of uses, including professional offices, mixed use development, medical offices, Religious institutions, government, health services, and retail/restaurant /entertainment. Uses in the immediate neighborhood include various non-profit, government and private sector uses.

LOCATION OVERVIEW

Situated on Atlantic Ave and S 6th St, with the building fronting Atlantic Ave. Located just outside the Downtown Fort Pierce area.

OFFERING SUMMARY

Building Size:

22,606 SF

Land Size:

1.057 Acres

PROPERTY VIDEO

SALE PRICE

\$2,650,000



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SLC Commercial
Realty & Development



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Property Details

601 ATLANTIC AVE

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SALE PRICE

\$2,650,000

Building Information

Building Size	22,606 SF
Year Built	1965
Number Of Floors	2
Number Of Buildings	1

Location Information

Street Address	601 Atlantic Ave
City, State, Zip	Fort Pierce, FL 34950
County/Township	St Lucie

Zoning / Land Use Details

Zoning	C-3 General Commercial
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Sale Bullets

- Four Parcels Totaling 1.057 Acres
- Full Service Generator
- 58 Parking Spots
- 1st Floor AC Unit 40 Tons (2020)
- 2nd Floor AC Unit 50 Tons (2020)
- Impact Windows
- 800 Amp 3 Phase 128/208 Power

Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	1.057 Acres
APN#	2410-701-0043-000-0
	2410-701-0050-000-2
	2410-701-0049-000-2
	2410-701-0052-000-6

[CLICK HERE FOR PERMITTED USES](#)

PROPERTY VIDEO



Additional Photos

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Additional Photos

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Interior Photos

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First Floor

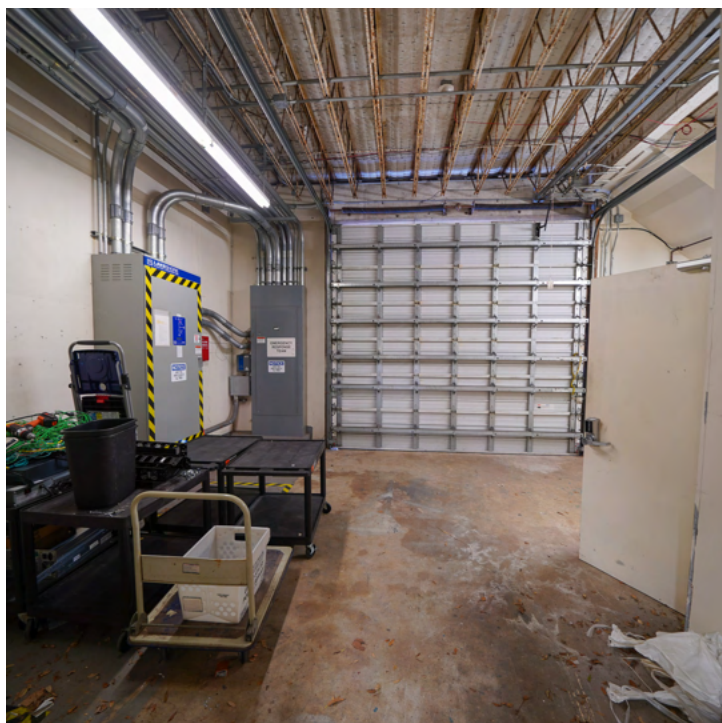


Second Floor

Interior Photos

601 ATLANTIC AVE

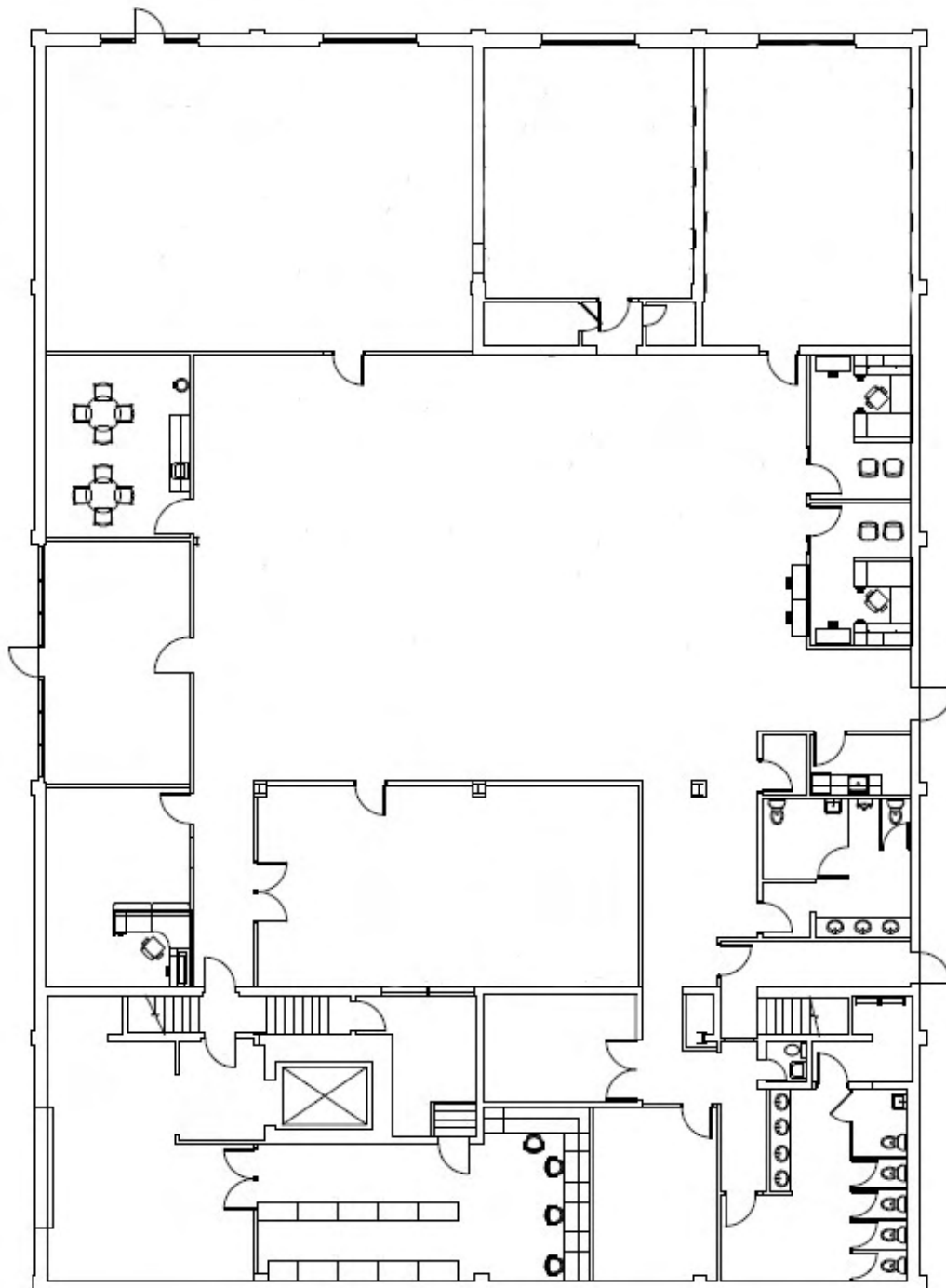
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1st - Floor Plan

601 ATLANTIC AVE

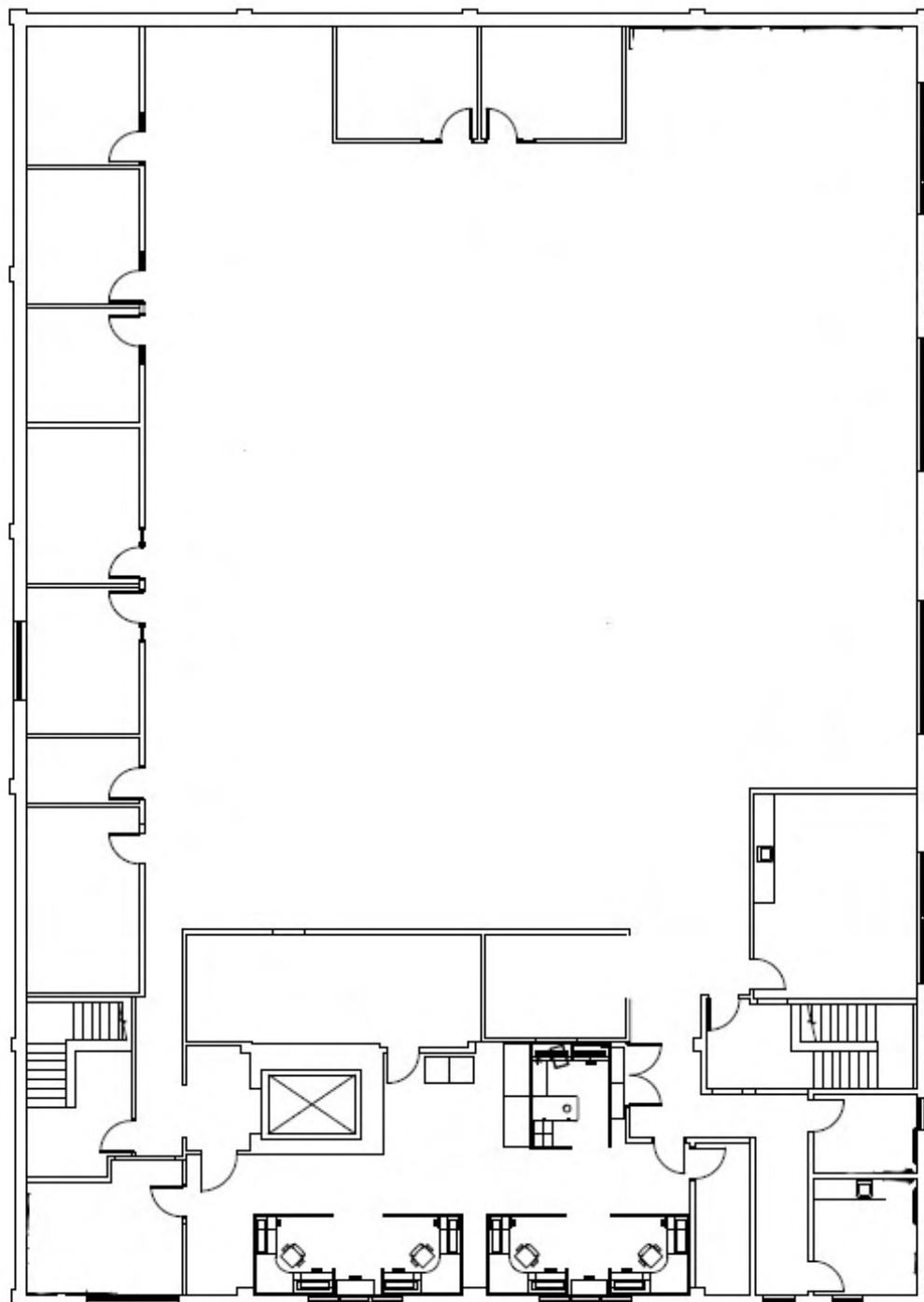
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2nd - Floor Plan

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Map

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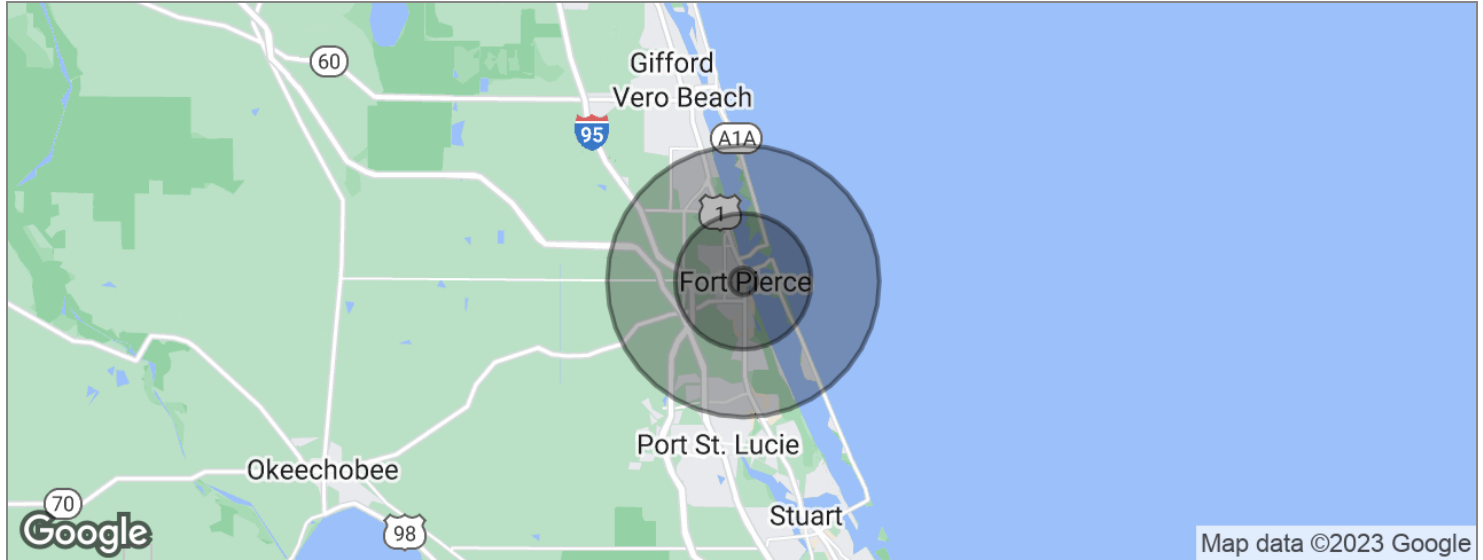
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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,727	64,569	169,332
Median age	37.2	40.7	46.0
Median age (Male)	33.2	38.7	44.3
Median age (Female)	38.3	43.6	47.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,805	30,546	77,427
# of persons per HH	2.4	2.1	2.2
Average HH income	\$31,123	\$42,310	\$55,640
Average house value	\$72,782	\$160,616	\$204,119

* Demographic data derived from 2020 ACS - US Census

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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