

# FOR SALE

150 SW Chamber Court, Ste 205

Port Saint Lucie, FL 34986

## Chamber Court Professional Building Condo



### PROPERTY OVERVIEW

Well maintained office condo centrally located in St Lucie West business district with upgraded finishes. Ideal floorplan that includes 8 offices, (2) conference rooms, (3) bathrooms, waiting room, reception, large bullpen with (8) office cubicles and built in cabinetry, file/work room and break room. Well suited for a variety of professional users including attorneys, engineers, insurance, financial & wealth management to name a few. Abundant parking (5/1000). Fully sprinklered building. Building facade signage available.

### LOCATION OVERVIEW

Ideal professional office location in the heart of St Lucie West. Close to Shopping, Restaurants, St Lucie County Government Annex, Medical offices, Mets Stadium, PGA Village and Martin Health Systems. Convenient I-95 access within 1 mile.

### OFFERING SUMMARY

Building Size:	16,831 SF
Unit Size:	4,203 SF
Zoning:	(GU) General Use, City of Port St Lucie
Utilities:	St Lucie West Services District

### SALE PRICE

~~\$895,000~~ REDUCED \$849,000

#### Mike Yurocko, CCIM

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#### SLC Commercial

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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## Building Information

Building Size	16,831 SF
Occupancy %	100%
Tenancy	Multiple
Year Built	2006
Walls	CBS Construction
Restrooms	3
Building Class	A
Number Of Floors	2
Average Floor Size	8,415 SF
Number Of Buildings	1
Condominium Size	4,203 SF
Offices	8

## Location Information

Building Name	Chamber Court Professional Building Condo
Street Address	150 SW Chamber Court, Ste 205
City, State, Zip	Port Saint Lucie, FL 34986
County/Township	Saint Lucie
Cross Streets	Chambers Ct & St Lucie West Blvd
Side Of Street	South
Road Type	Paved
Nearest Highway	Interstate 95 & Florida's Turnpike
Nearest Airport	Treasure Coast International Airport & West Palm Beach International Airport

## Utilities & Amenities

Water	St Lucie West Services District
Sewer	St Lucie West Services District
Cable	Yes
Telephone	Yes
Electricity	Florida Power & Light

## Parking & Transportation

Parking Type	Surface
Parking Ratio (Per 1,000 SF)	5.0
Number Of Spaces	85

## Property Details

Property Type	Office
Property Subtype	Office Condo
Lot Size	1.52 Acres
APN#	3326-803-0006-000-7
Utilities	St Lucie West Services District
Taxes	\$16599.47
POA Dues	\$1,991.00/Monthly

## Zoning / Land Use Details

Zoning	(GU) General Use, City of Port St
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[Click Here for Permitted Uses](#)

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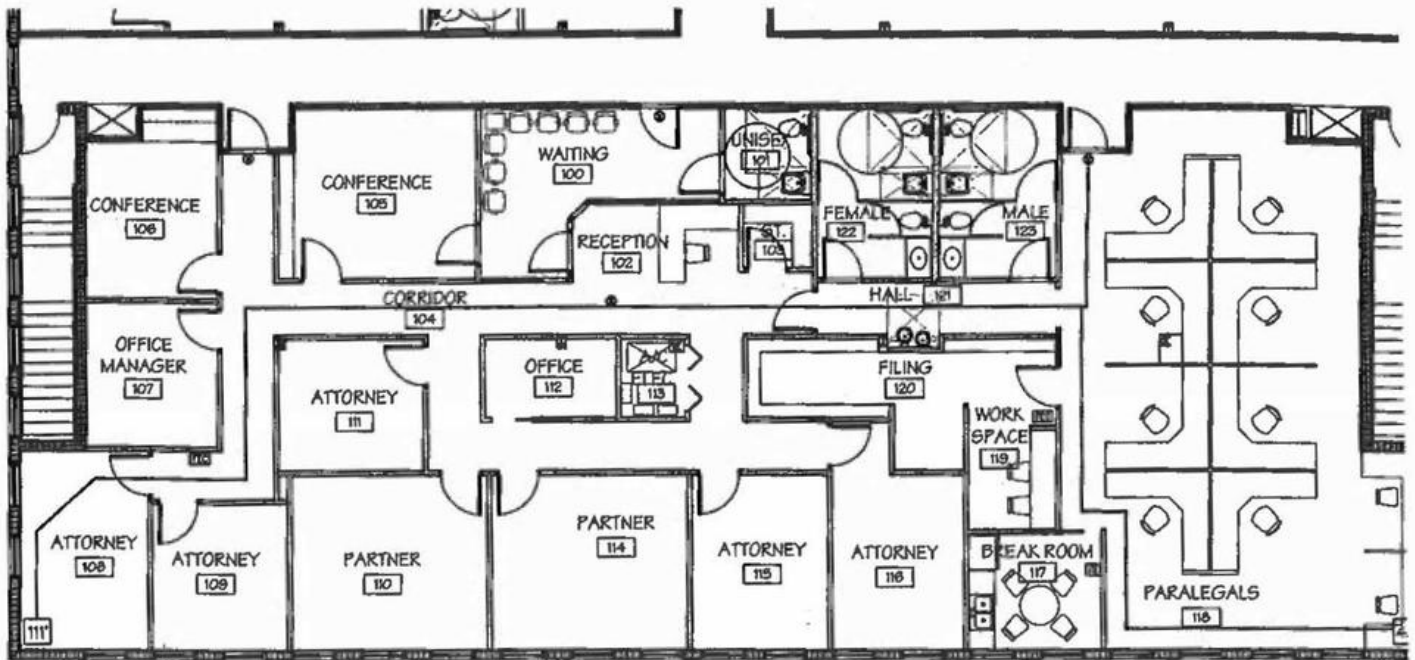
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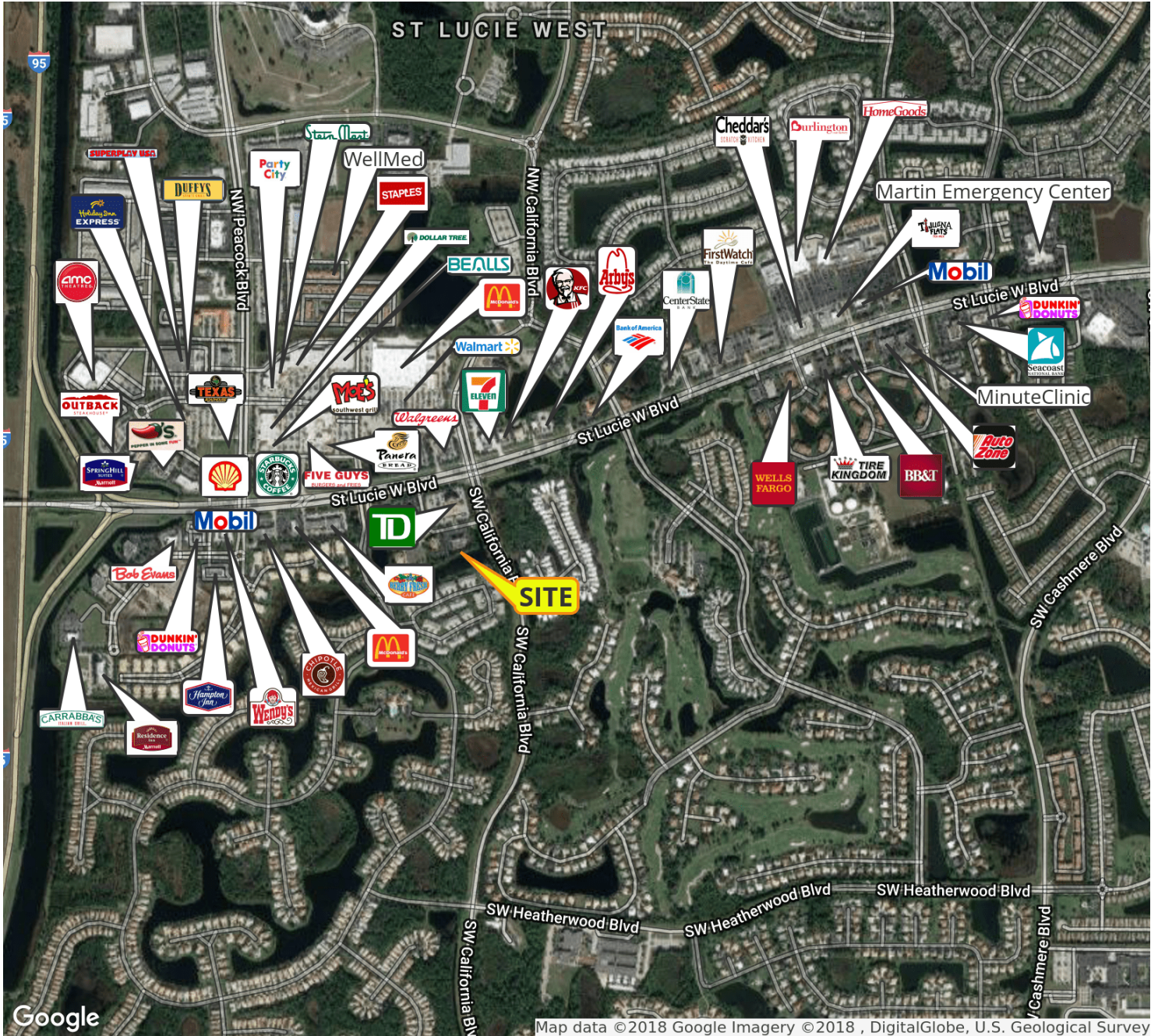
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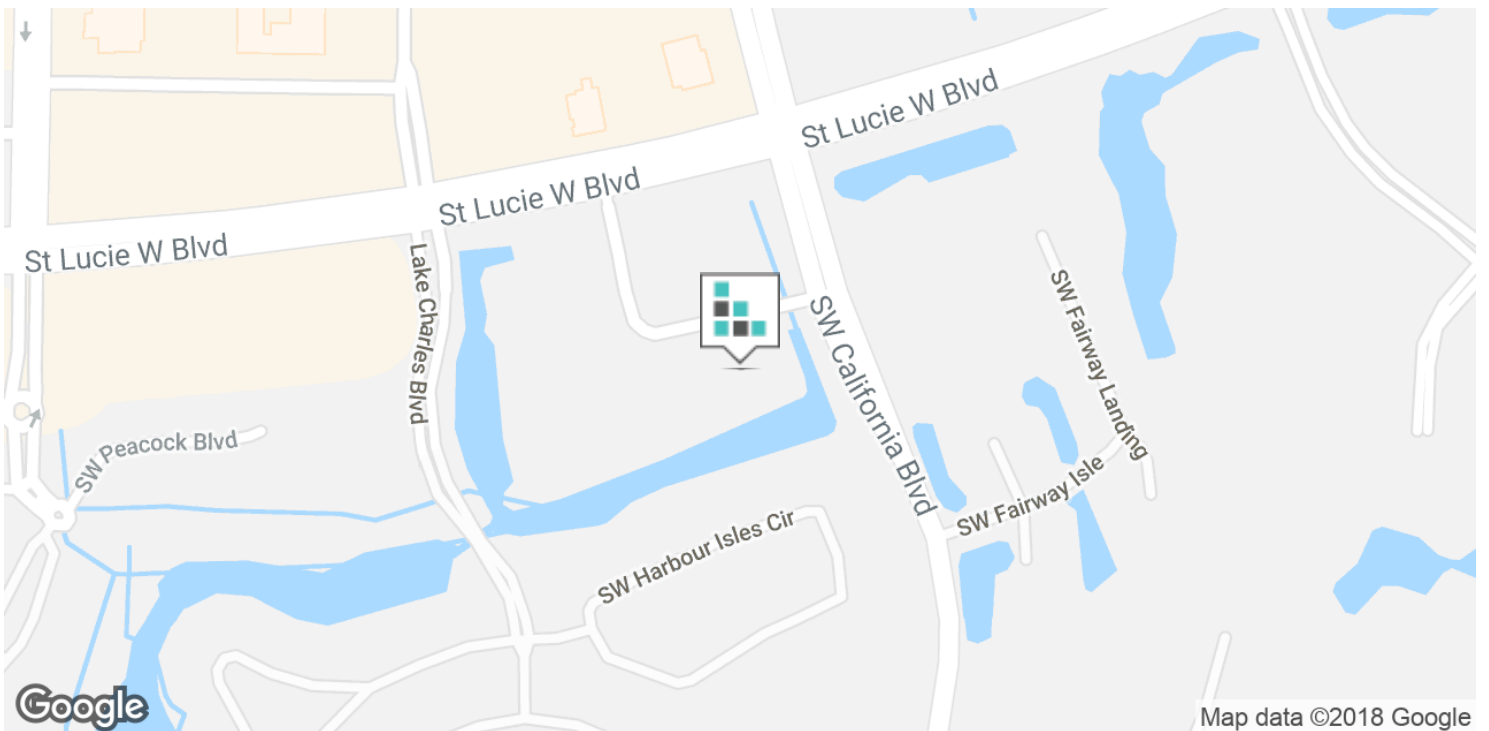
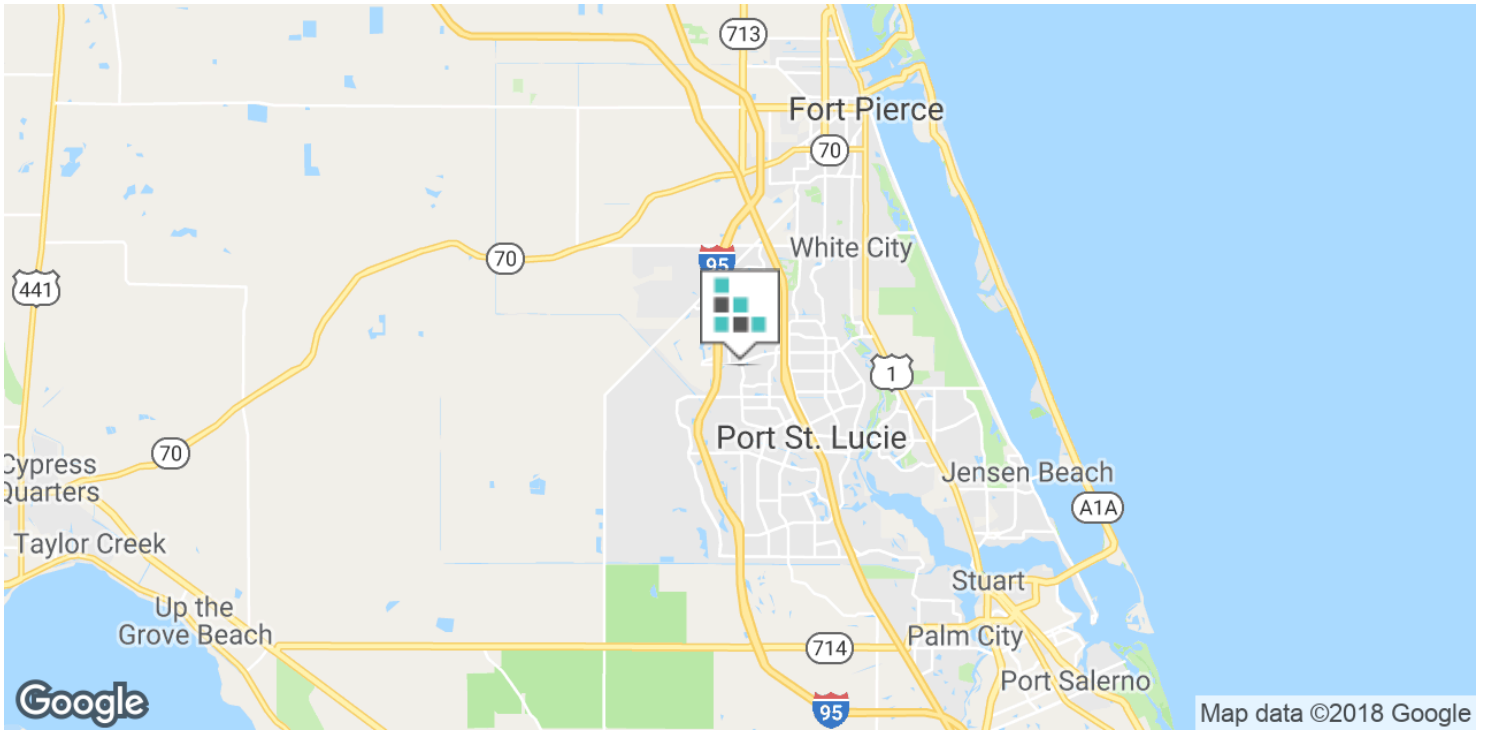
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