



# COLLINS COMMERCIAL

8355 Orange Avenue, Fort Pierce, FL 34945

SALE



## OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	10.23 Acres
Year Built:	2007
Building Size:	2,488 SF
Zoning:	CG/AR-1
Market:	Fort Pierce
Submarket:	Port St Mucie MSA
Price / SF:	\$319.53

## PROPERTY OVERVIEW

This is a two parcel assemblage of a Professional Office Structure of 2,488 SF and a Fully Leased Medical Intervention Facility of 4,038 SF. The two properties are under single ownership, and will be sold together. Second Parcel ID # 2311-312-0004-000-7

## PROPERTY HIGHLIGHTS

- State Road 68 Frontage
- less than a mile to Interstate I-95
- 10.23 Acres of available Expansion

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### LOCATION OVERVIEW

This is in an area of high traffic volume, fronting directly on State Road 68, (Orange Avenue) Less than a Mile west of Interstate I-95, Kings Highway close to the St Lucie County Emergency

Operations Center and less than a mile from a new planned and approved WaWa Center and Hotel.

Aerial Tour: <https://drive.google.com/file/d/1hxeJgHk7VGcsp9gIFd45pujcQ-xlkrnP/view?usp=sharing>

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