

FOR SALE

BANK FORECLOSURE

LIGHT INDUSTRIAL FLEX CONDOMINIUM UNITS

ST. LUCIE WEST, FLORIDA



ADDRESS: Units 118 & 119, 545 NW Mercantile Place; Port St. Lucie, FL

DESCRIPTION: The property consists of two industrial condominium units (118 & 119) within the 545 building of the St. Lucie West Business Park; a new industrial complex located north of St. Lucie West Blvd. and just west of Traditions Field (the New York Mets Spring Training Facility). This newly developed commercial and industrial complex is centrally positioned within the vibrant commercial hub of the St. Lucie West & Traditions Communities.

ZONING: WI designated "Warehouse Industrial" as defined in the City of Port St. Lucie, Florida, permitting a wide variety of light industrial uses including construction services, manufacturing, warehousing, storage & distribution, research development & testing, and select wholesale trades. Certain use restrictions per the condominium documents apply.

PROPERTY FEATURES: One-story, tilt wall construction, flex warehouse condominium, built in 2007. Each unit includes one bathroom, ceiling heights ranging from 16' - 26', a 12x14 overhead door, and 150 SF of office. Each unit has 120 volt/240 amp electric service.

545 NW Mercantile Place	Unit 118	Unit 119
Square Footage	1,440 SF	2,010 SF
Real Estate Tax ID	3323-683-0032-000-3	3323-683-0033-000-0
Real Estate Taxes 2009	\$2,751	\$3,788
Condominium Assessments:	\$525 quarterly	\$735 quarterly (1)
Sale Price	\$105,000 (\$73 psf)	\$145,000 (\$72 psf)

(1) Condo Assessments include insurance, water & sewer costs.

CONTACT:

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