



## COLLINS COMMERCIAL

8355 Orange Avenue, Fort Pierce, FL 34945

SALE



### OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	1.83 Acres
Year Built:	2007
Building Size:	2,488 SF
Zoning:	CG/AR-1
Market:	Fort Pierce
Submarket:	Port St Mucie MSA
Price / SF:	\$90.43

### PROPERTY OVERVIEW

Substantial Price Reduction, This is a Professional Office Structure of 2,488 SF and a Storage Barn/Warehouse of 1,200 SF, with Dock High loading platform,

### PROPERTY HIGHLIGHTS

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

CBCWORLDWIDE.COM

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COMMERCIAL**  
PARADISE



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A Closing with an Honorably Discharged Veteran Buyer will earn a 10% Discount of the Sale Purchase Price, or at the Buyers option, 10% will be dedicated to the Veterans Not for Profit Foundation at the request of the Sellers.

### 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>