

*706 N 7<sup>th</sup> street Fort Pierce FL  
Medical/ Professional Office*



This dynamic medical building has 8 treatment rooms/ Offices, two reception areas, 5 bathrooms, break room, 7 executive offices and meeting room. 706 N 7<sup>th</sup> street is located near the new federal court on the highest point in Saint Lucie County



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Hutchinson Island

Seaway Dr/ South Bridge

US 1

Subject Property

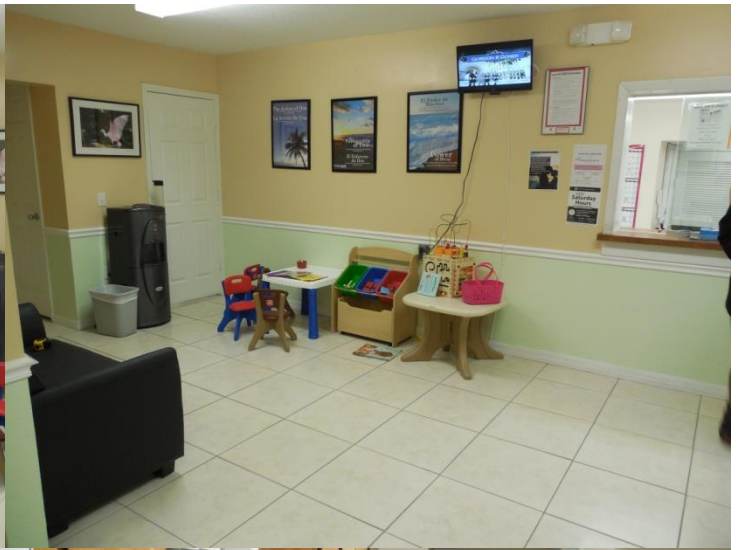




# 706 N 7<sup>th</sup> street Air View

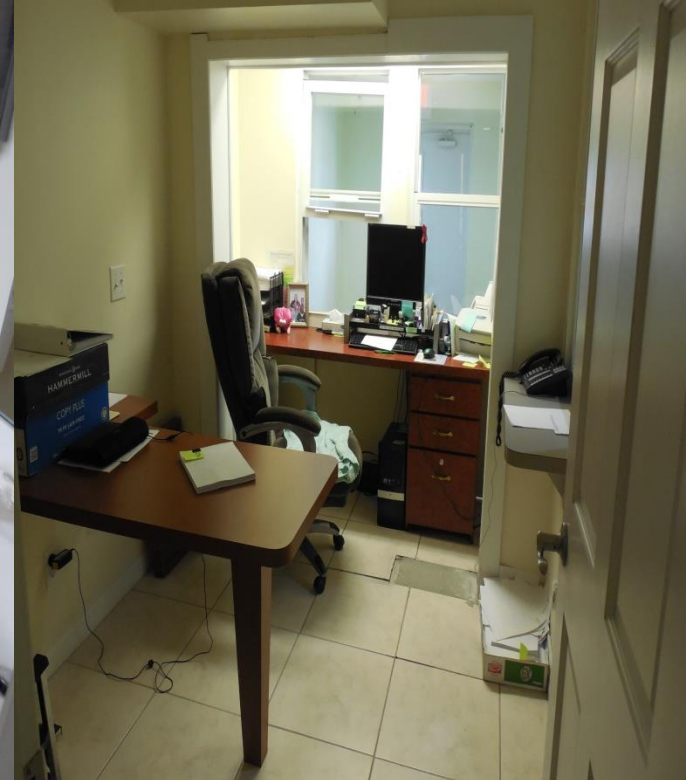
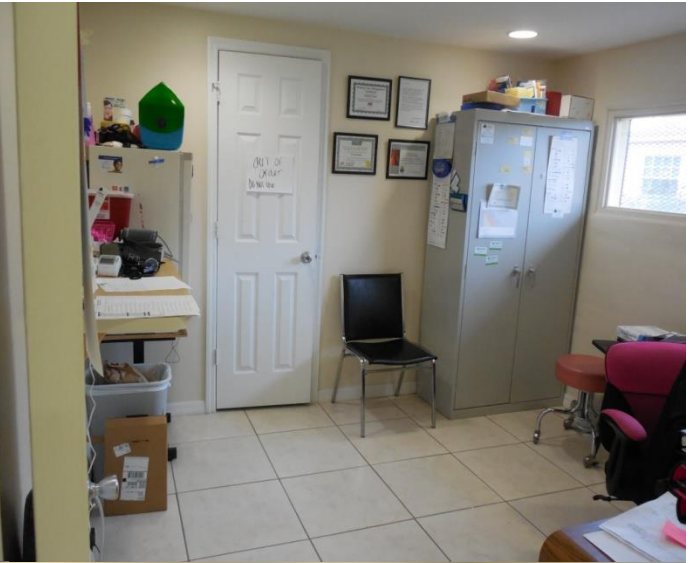






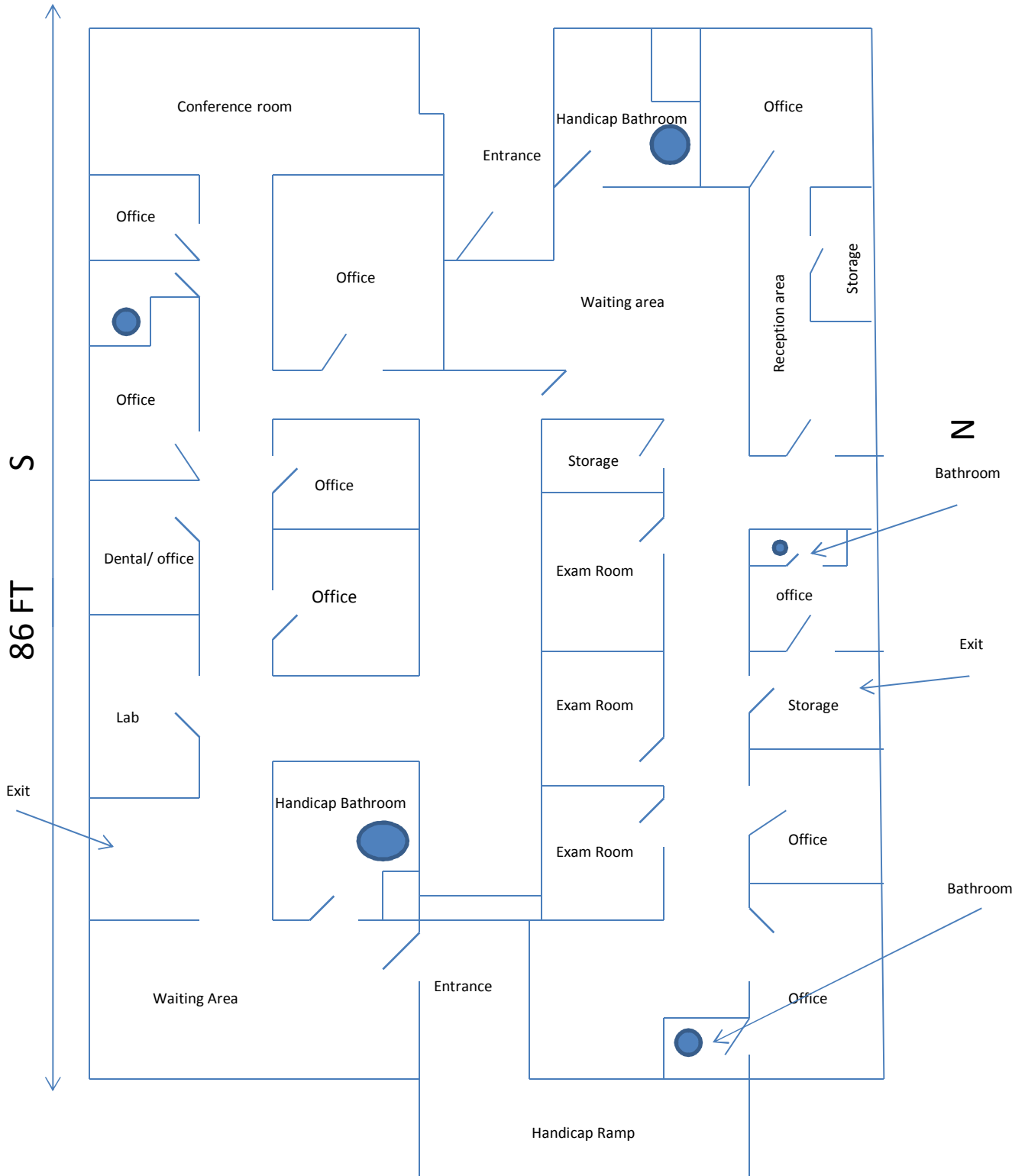
  
landmark  
investments  
& real estate







7<sup>th</sup> Street W



S  
86 FT

66 FT

6<sup>th</sup> Street E

Floor plan



## 706 N 7<sup>th</sup> Street Basic Information



Medical Office Building with 5K sq ft, parking for 21 cars. Completely renovated with plumbing, electric in all treatment rooms, all new A/C units, roof, new electric panels and wiring, all new tile, drywall, doors, handicap bathrooms. There are two separate units with separate electrical panels





## 706 N 7<sup>th</sup> street Overview



This approximately 5,000 sqft foot building has two main entrances; one facing 7th street and the other facing 6th. The property runs from one street through to the other street. The main entrance, the 7th street entrance has an overhang for the convenience of the clients. Parking on 7th street and 6th street sides with approximately 21 spaces. Additional parking on both streets. CBS building. There are five additional exterior doors. All exterior doors are metal including two entrance doors have commercial door upgrades with side panels. The 6th street entrance has a handicap compliant ramp.

This stand alone commercial building has a separate utility room where the cable, electrical panels and security system are located.

The building has been upgraded to provide medical service to patients. There are eight examining rooms, eight offices including six offices for medical or dental doctors, two reception areas, nursing station(s), one closet, one break area for employees, and five bathrooms two of which are handicapped. All examining rooms have water and electricity meeting medical codes. In addition two rooms are outfitted for dentists. The building is configured as two separate units but can be easily converted to a single user building. There are two separate electrical meters and one water meter. The entire electric system including wiring, panels, and meter box have been upgraded and are at the highest standards. All lighting fixtures, outlets and switches were replaced 2007. The building is hooked into the city sewer system and all plumbing has been upgraded to PVC. The finish plumbing for the bathrooms were all replaced in 2007. The handicap bathrooms plumbing are handicap compliant. The roof was replaced in 2006. The entire building has 16" off white tile. All drywall and room configurations were completed 2007. All a/c duct work was replaced in 2007 and all seven a/c units were replaced in 2010. All compressors have custom made iron cages. There is no deferred maintenance.

The building can also be utilized for any type of office (business, law etc.)

The building sits on the highest point in Saint Lucie County with a view of the bridge and across from the port. The new owner could apply for sign permit and gain enormous visibility from US 1 and all traffic passing westward on the bridge. Currently the City of Fort Pierce together with private investors are planning to develop the port and the plans include hotel, conference center and possible casino. the upside rental potential is tremendous. The short and long term appreciation potential will greatly outpace the current rise in the real estate market. The replacement cost for this Building is approximately \$750K.