



List Number:	RX-10489563	Status:	Active	Original List Price:	199,000
Area:	7080	Property Desc:	Medical Office	List Price:	199,000
Geo Area:	SL07	Parcel ID:	241660704150008	Zoning:	Commercial-Ofc
County:	St. Lucie	Multiple:	Yes		
For Sale:	Yes	Ofrs Acptd:			
For Lease:	No				
Subdivision:	LAWNWOOD PROFESSIONAL CENTER CONDOMINIUM				

Property Desc: Medical Office
Legal Desc: LAWNWOOD PROFESSIONAL CENTER CONDOMINIUM UNITS 2130 THRU 2177INCL
Virtual Tour:

Year Built: 1988	RE Taxes: 4,392.46	Miles to Expressway:
Built Desc: Resale	Tax Year: 2018	Miles to Beach:
Tot Bldg SqFt: 2,450	SqFt Source: Other	Type: Office
Total Units: 1		# of Stories: 1
Acres: 0	Baths - # Toilets: 3	# of Meters:
% Air Conditioned: 100	Ann Assoc/Condo Dues: 1,475	

Auction: No
Directions: From I-95: exit at Midway Rd #126 & go E 3.5 miles to South 25th St, then N 4 miles to Nebraska Ave at N side of Lawnwood Hospital. Turn right at Nebraska & go E 1/4 mile to 2-story building on left.

Avail Docs: Deed Restrictions; Previous Title	Possession: At Closing
Avail Info: By-Laws & Docs; Photos	Roof: Built-Up
Cooling: Central; Zoned	Sale Includes: Building Only
Flooring: Linoleum; Wood Floor; Laminate	Type of Building: Commercial Condo; Income; Medical; Office/Professional
Lease: None	Tenant Pays: None
Heating: Central	Terms Considered: Cash; Conventional
Location: City	Utilities: Cable; Electric; Municipal Water; Public Sewer; 110
Land Income:	Use: Professional Office
Fire Protect: Sprinkler	Construction: CBS
Miscellaneous 1: Elevator; Landscaped; Lobby	Ceiling: Acoustic; Suspended
Miscellaneous 2: Median Cut	Special Info: City Jurisdiction; Title Insurance

Maintenance Fee Incl: Assessment Fee; Exterior Electric; Grounds/ Plants; Insurance-Bldg; Janitor; Lawn Care; Maintenance-Exterior; Management Fees; Trash Removal

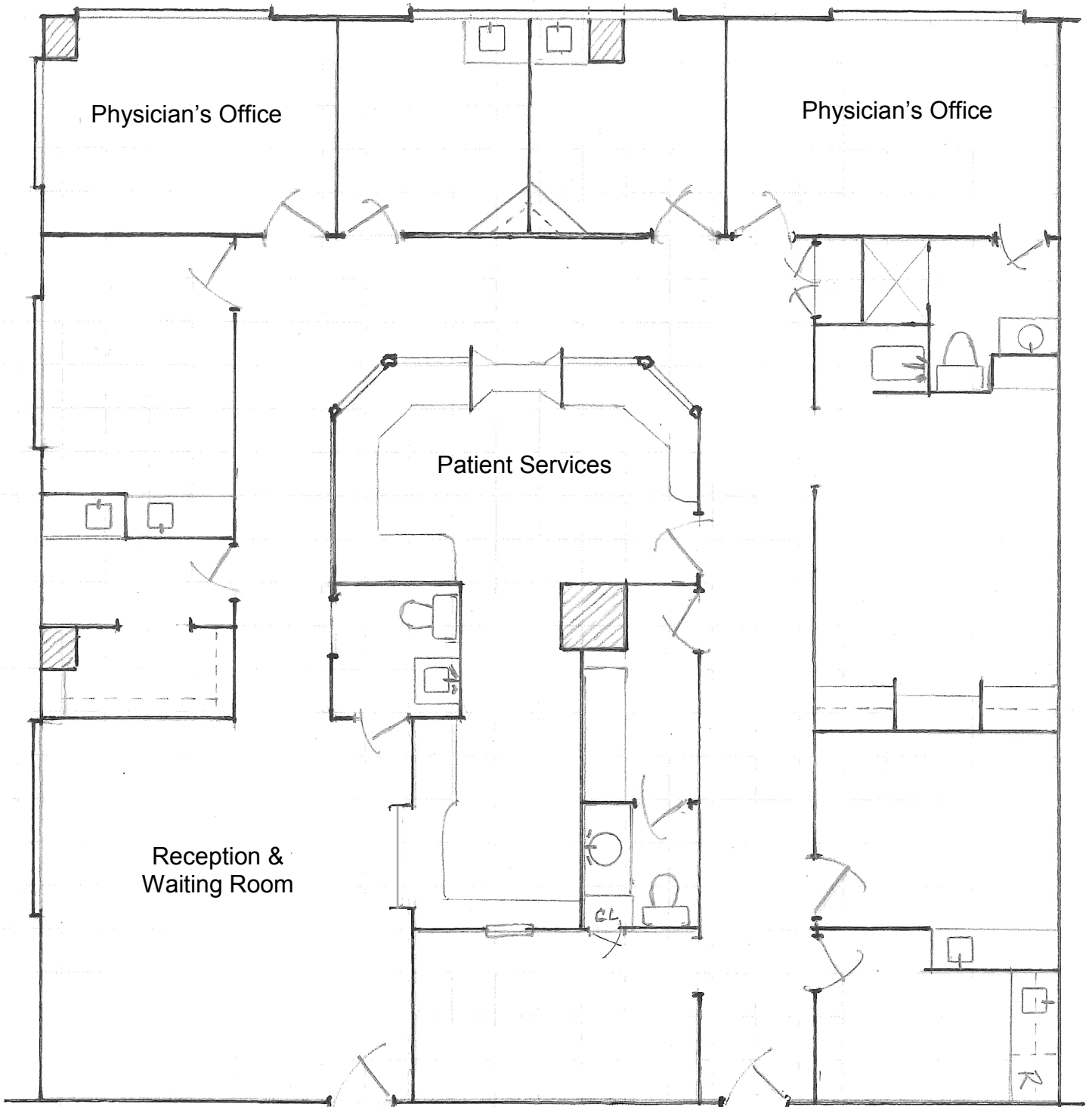
Days On Market: 5

Sold Price:	Sold Price Sqft:	Sold Date:
	Terms of Sale:	

Public Remarks: 2nd floor Medical office condo located across the street from Lawnwood Regional Medical Center, a 380-bed Acute Care / Trauma facility. This 2,450 sq ft unit features 5 examination rooms with sinks, 2 physician offices, a waiting room, reception area, a break room, several storage rooms and 3 bathrooms, one with a shower. Hardwood & wood laminate floors throughout, granite & Formica counters, freshly painted and ready to occupy. Conveniently located adjacent to rear entrance elevator. See FLOOR PLAN in documents tab.



Mark Walters
Mark Walters & Company
 531 South US Highway 1 Ste. B
 Fort Pierce, FL 34950
 772-201-5650
mark@waltersco.com
<http://www.waltersco.com>
 License #: 435390



Entrance

2nd Floor Hallway