



PARADISE

COMMERCIAL PROPERTY REPORT

505 N 7th St, Fort Pierce, FL 34950



Attached is our property report

Presented by

Hampton Jackson



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hampton.jackson@coldwellbanker.com

Coldwell Banker Paradise
411 North US 1
Fort Pierce, FL 34950



505 N 7th St, Fort Pierce, FL 34950

PENDING

Active Contingent as of 1/5/2017

List Price

\$120,000

List Date: 9/19/2016

List Price / sq ft:

\$12

Property Facts

Public Facts

Listing Facts

Property Facts	Public Facts	Listing Facts
Property Type	Special Purpose	Commercial
Property Subtype	City, Municipal, Town, Village Owned (Exempt)	Commercial
Number of Units	-	1
Number of Stories	1 story with basement	1
Total Rooms	12	-
Total Baths	-	7
Full Baths	-	7
Building Area (sq ft)	7,126	10,256
Lot Size	0.68 acres	0.68 acres
Lot Dimensions	29621 SF	-
Year Built	1950	1950
Roofing	Tar & Gravel	Built Up, Tar/Gravel
Heating	Forced air unit	Central
Cooling	Yes	Central, Wall/Window Unit Cooling
Basement	B	-
Foundation	Slab	-
Construction	-	Block, Cbs Construction, Concrete
Exterior Walls	Concrete Block	-

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Extended Property Facts

Structure Details

Total Number of Units in Complex	1
Building Name	Free Standing, Office Space, Resident. Multi-Fam., Special Purpose
Ceiling Height	8.00
Roofing	Built Up, Tar/Gravel
Number of Levels	1
Levels Features	1.0,
Construction Features	Block, Cbs Construction, Concrete

Interior Features

Cooling	Central, Wall/Window Unit Cooling
Floor	Carpet, Vinyl Floors
Heating	Central
Utilities	Cable, Municipal Water, Public Sewer, Public Water

Interior Details

Heating Fuel Type	Electric
Interior Walls	Gypsum Board
Floor Cover	Vinyl , Carpet
Base Area Finished	7172 sq ft
Lower/Basement	3084 sq ft
Lower/Basement	846 sq ft
Lower/Basement	682 sq ft
Adjusted Area	7172 sq ft
Gross Area	10256 sq ft
Gross Area	8746 sq ft

Exterior Features

Construction	Block, Cbs Construction, Concrete
Roof	Built Up, Tar/Gravel
Levels	1.0,

Exterior Details

Lot Size - Square Feet	29621 sq ft
Lot Size - Acres	0.680 ac
Neighborhood Code	ED04
Roof Type	RIGID FRM BAR JT

Location Details

Building Name	Free Standing, Office Space, Resident. Multi-Fam., Special Purpose
Directions to Property	Travel North on US 1 to Ave D. Turn right onto N 7th St. Destination is approximately 2nd block on left.
Trade Area	Fee And May'S Re-S/D Blk
Zoning	R4-multi->
Location Features	City

Other Details

Effective Year Built	1970
Building Quality	D
Amenities	Automatic Sprinkler System
Driveway asphalt	5200
Chain link fence	260



Listing Facts and Details

Listing Details

Listing ID: RX-10269262
Listing Source: Beaches MLS
Original List Price: \$120,000
Original List Date: 9/19/2016
Current List Price: \$120,000

Pending Sale Date: 1/5/2017
Possession: At Closing
Showing Instructions: Appointment Only, Call Listing Agent, Call Listing Office, Text Listing Agent, Vacant
Tenant Paid Features: None
Utilities: Cable, Municipal Water, Public Sewer, Public Water

Details:

Excellent redevelopment opportunity. 7,126 sq ft under air, and 10,256 total sq ft. 10 Rooms and 7 bathrooms(2 are ADA)Several large rooms(2 are 33 x 17).A Bargain at less than \$17 per sq foot! But will need substantial renovation. CBS construction. Two blocks from US 1, 3 street frontages, close to historic downtown and Port of Ft Pierce. Former Head Start daycare facility.Zoned R-4(multi-family) - Adjoining properties on this street are zoned general commercial.

Legal:

LOT:1 CITY/MUNI/TWP:FORT PIERCE SUBD:FEE & MAY'S RESUBDIVISION SEC/TWN/RNG/MER:SEC 10 TWN 35S RNG 40E FEE AND MAY S RE-S/D BLK K LOTS 1, 2, 3, 18, 19 AND 20 (MAP 24/10C) MB:3 PG:48 MAP REF:MAP 24/10N

Business Details

Tenant Paid Features: None

Price Change History

Change Date	Description	New List Price	% Change
1/5/2017	Contingent	\$120,000	-
9/21/2016	-	\$120,000	-

Public Facts

Owner Information

Owner Name: City Of Fort Pierce
Mailing Address: Po Box 1480 Fort Pierce FL 34954-1480
Vesting: Government

Legal Description

Parcel Number:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
2410-601-0134-000-8	R4	121113801.001048	LOT:1 CITY/MUNI/TWP:FORT PIERCE SUBD:FEE & MAY'S RESUBDIVISION SEC/TWN/RNG/MER:SEC 10 TWN 35S RNG 40E FEE AND MAY S RE-S/D BLK K LOTS 1, 2, 3, 18, 19 AND 20 (MAP 24/10C) MB:3 PG:48 MAP REF:MAP 24/10N	Fort Pierce, FL 34950

Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$312,700	\$39,900	\$352,600	\$562
2015	\$143,900	\$39,900	\$183,800	\$562
2014	-	-	\$186,300	\$562
2013	-	-	-	\$562
2012	-	-	\$190,600	\$562



PARADISE

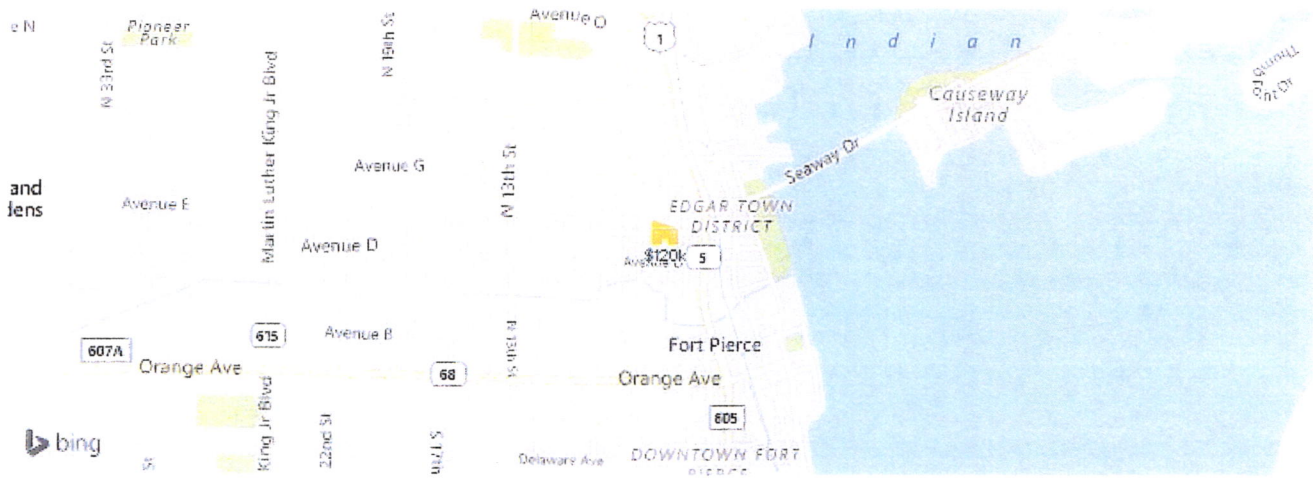
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2011	-	-	\$195,400	\$562
2009	-	-	\$220,800	-
2008	-	-	\$264,700	-



Maps



Legend: Subject Property

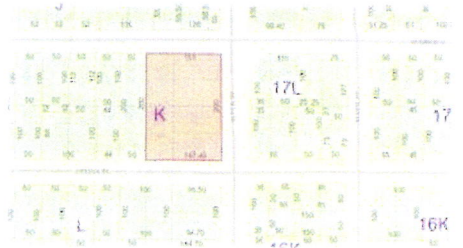
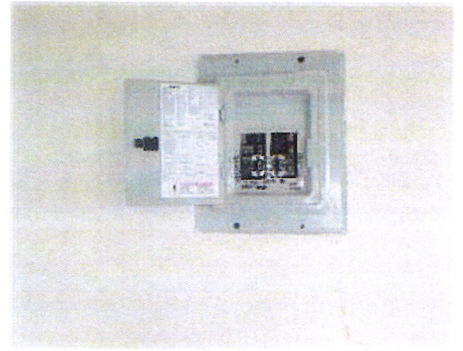
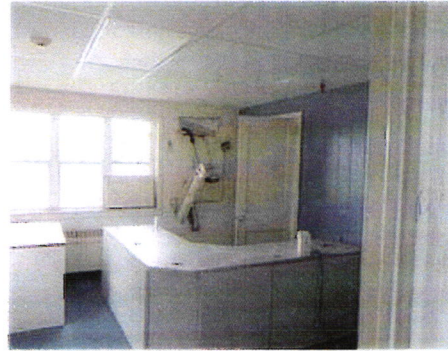


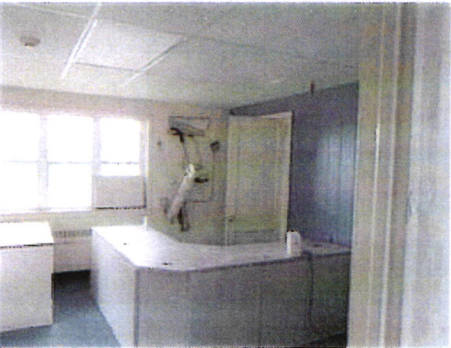
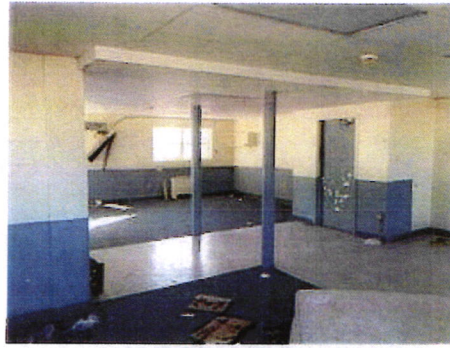
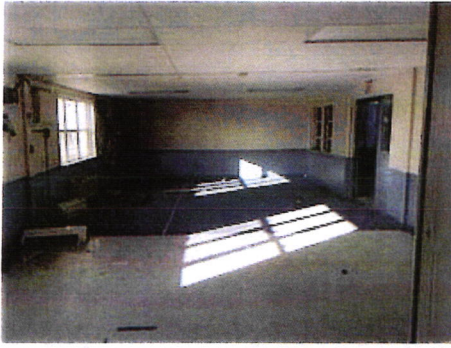
Legend: Subject Property



Legend: Subject Property

Property Photos







PARADISE

HOYT MURPHY REALTORS®

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Associate

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Fort Pierce, FL 34950

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April 17, 2017

Rebecca Grohall
Planning Director
100 US 1, Ft. Pierce, FL 34950

Re: 505 N. 7th Street, Ft. Pierce, FL 34950

Dear Ms. Grohall,

We have provided additional Listing Information, Property Tours and Comparative Market Information to the following noted Individuals and Entities for the Property owned by City of Ft. Pierce and Ft. Pierce Redevelopment Agency (during the month of April 1, 2017 thru April 17, 2017).

1. The City Commission negotiated the office from the Salvation Army and related non-profits for a Homeless Jail Diversion program
2. Property was entered into Loopnet and Costar
3. Signage installed
4. Showed property and offer submitted by Aegeus Inspired Living Corp.
5. Showed property and offer submitted by 111 Okeechobee LLC
6. Conducted several property checks, which resulted in reports of vandalism
7. Property was listed in statewide MLS 9/19/2016
8. Number of times listing has been viewed is 30
9. Number of showings is 10
10. Property is on FPRA and City Commission Agenda 2/21/17
11. Three offers have been submitted to the City, and the City is currently reviewing