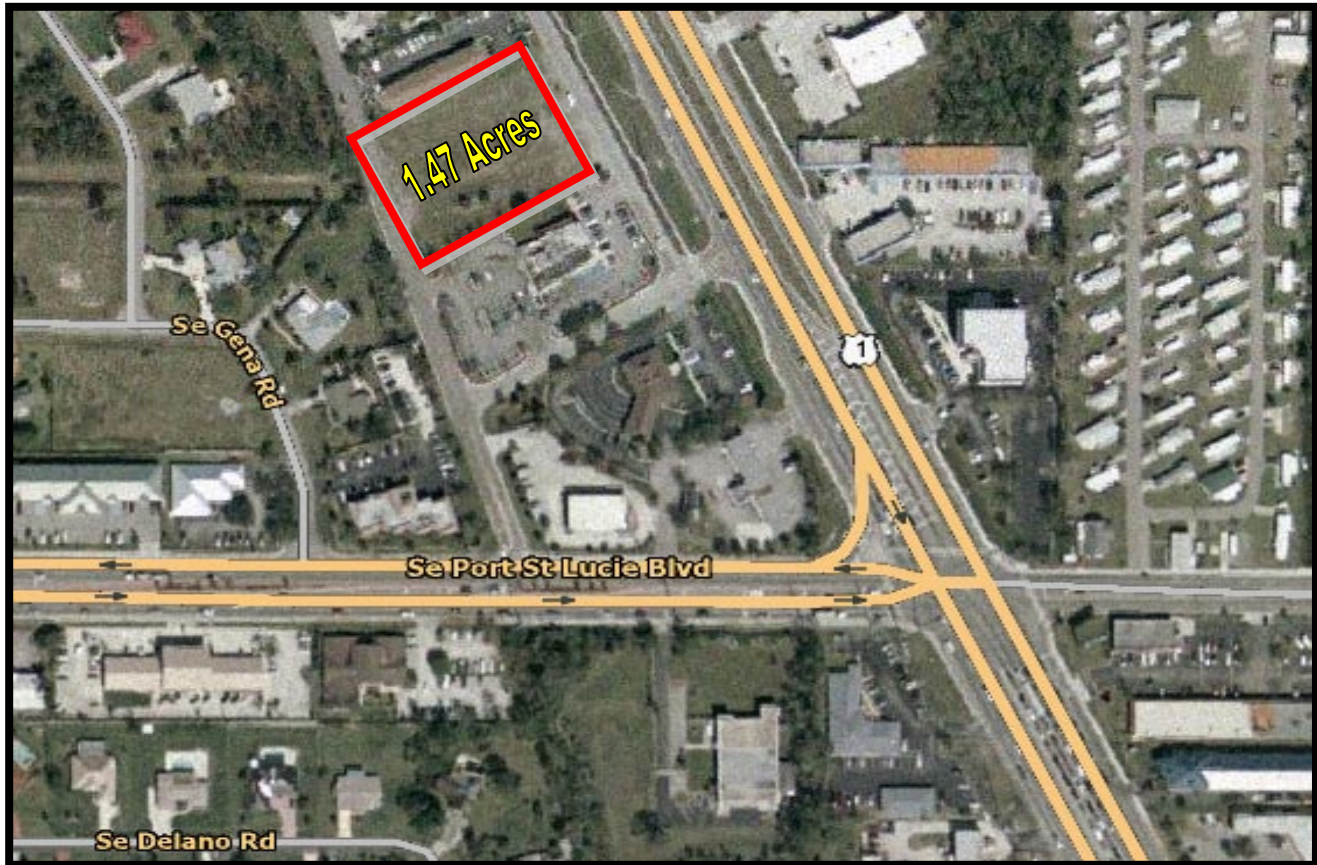


FOR SALE

US1 & PSL BLVD VACANT LAND



ADDRESS:	<u>South Hwy US 1; Port St. Lucie, FL</u>
PROPERTY SIZE:	<u>1.47 Acres</u>
ZONING:	<u>Commercial</u>
PURCHASE PRICE:	<u>\$600,000...PRICE JUST REDUCED!</u>
COMMENTS:	<u>Cleared vacant land located on the corner of PSL Blvd and Hwy US 1. Ideal location for a bank or restaurant. One of the last commercial sites (of its kind) remaining in the area.</u>

EXCLUSIVELY LISTED BY...

759 S. Federal Highway, Ste. 304
Stuart, Florida 34994

www.ChristensonCommercial.com

Christenson
Commercial
REAL ESTATE

For Additional Information Contact:

Derrick Christenson
Office: (772) 419-5076
Derricksoldit@aol.com

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.

SOUTH 1/2
PARCEL 11

N62°06'29"E 306.00 (D)

S62°07'22"W 306.05 (M)

FND IRC
"PSM 5543"

FND. IRC
UNREADABLE

N 19°17'44" W 101.12 (M)
S 19°21'40" E 101.12 (D)

CONC.
POWER
POLE

EDGE OF PAVING MEANDERS
ALONG THIS LINE

8'x8' ASPHALT
WITH INLET

PARCEL 12

VACANT

1.47 ACRES ±

N 19°21'40" W 202.24 (D)
UNPLATTED - ADJOINER
NOT FURNISHED

CONC.
POWER
POLE

PHONE BOX

N 82°07'15" E 336.08 (M)

S62°06'29"W 336.00 (D)

(2) TELEPHONE
BOX'S

2' CURB & GUTTER

ASPHALT PAVEMENT

N 27°53'38" W 200.02 (M)

BEARING BASIS
S 27°53'31" E 200.00 (D)

26.5'

6.7'

45' ACCESS EASEMENT
O.R.B. 737, PAGE 2926
O.R.B. 601 PAGE 2856

PARCEL 13B

PARCEL 13A

45'

PARCEL #3

FND: IRC
UNREADABLE

ASPHALT PAVEMENT