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## Commercial & Income Property



### CitiBank

905 E. Prima Vista  
Port St. Lucie, Florida

**\$2.24 Million**

*Cap Rate: 9.9% at \$2 Mil*

*2.77 Acre Lot*

*6,600 Square Feet*

*\$339 per S.F.*

*7 Years Left on NNN Lease*

*3% Annual Rent Increases*

**Net Operating Income:**  
**\$199,800**

**CitiBank has Vacated**  
**Currently Looking for Sub-Leasee**

**7 Years Left on NNN Lease**

**3% Annual Rent Increases**

**9-10% Cap Rate**

**Obligated to Pay thru Lease Term**

**35,000 Square Foot Lot**

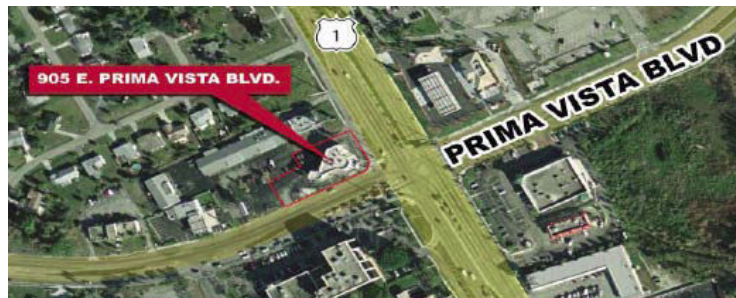
**High Traffic Count**

**100% Occupancy**

Free-standing two-story bank building with two drive thru lanes, an out-parcel to Port St. Lucie Shopping Center with heavy traffic count on SW corner of US1 and Prima Vista Boulevard.

Citibank has vacated premises, is currently looking for a sub-Leasee, is obligated to pay rent through term of Lease. There is seven years left on lease with 3% Annual Rent increases.

Second floor is leased to a few tenant including a Chiropractor and State Farm Insurance



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