

\$3,500,000

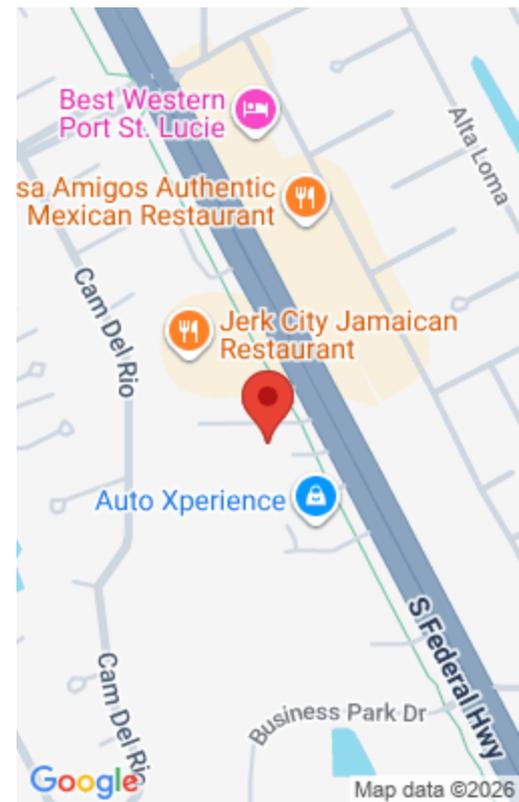
8259 US HIGHWAY 1, PORT SAINT LUCIE, FL, 34952

<https://comwire.com>

Opportunity to acquire the real estate, operating business, liquor license, and grandfathered adult-entertainment license at a well-located commercial property on US-1 in Saint Lucie County. The adult-entertainment use is legally grandfathered and is the only license of its kind currently permitted in the county. No new licenses for this use are being issued. This is a

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- Active
- 2208.00 sq ft



Basics

Listing updated: February 04, 2026 at 12:53 pm **Days on Comwire:** 106
Year built: 1980 **Status:** Active
Listing Office Id: 276806416 **Date added:** January 07, 2026 at 9:42 am
Building size (SF): 2208.00 sq ft **Lot size:** 0.71 sq ft
For Sale: Yes **For Lease:** No
Listing Office Name: Gentile Property Group, LLC

Building Details

Type: Restaurant/Entertainment **Building Type:** Commercial, Free Standing, Income, Other, Special Purpose
Stories: 1.0 **Heating:** Central
Construction: Block, CBS, Concrete **Floor covering:** Carpet, Tile
Roof: Other **Real Estate Taxes:** \$10,985.60
Tax Year: 2025 **Cooling:** Central
Docs Available: Aerial **Info Available:** Photos

Additional Info

Listing Agent Phone: (772) 353-6632 **Listing Office:** Gentile Property Group, LLC
MLS Source: Realtor Association of the Palm Beaches (RAPB)

