4 Unit Oceanfront Multifamily

1156 S Ocean Drive
Fort Pierce, FL 34949

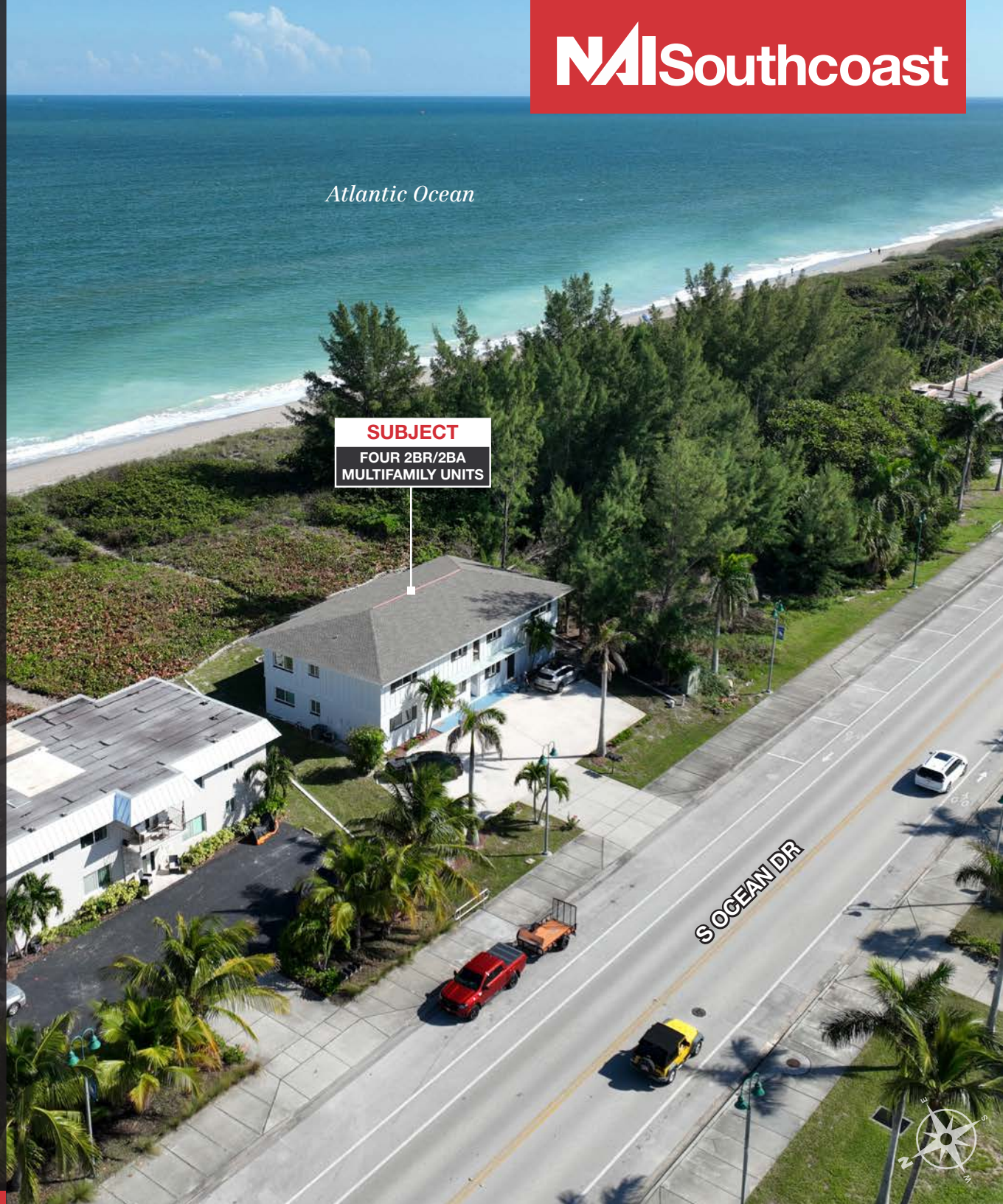
FOR SALE:

$2,750,000

Reid Armor

Senior Director

+1 772 631 4248
reid@naisouthcoast.com



Property Details

- Sale Price: $2,750,000
- Units: Four 2 BR/2 BA
- Lot Size: 0.29 Acres
- Building Size: 5,096 SF
- Year Built: 1975
- Construction: Concrete Block
- Renovated: 2025
- Zoning: R4A

Property Overview

This boutique four-unit oceanfront apartment building offers an extraordinary opportunity for investors seeking a luxury coastal property with versatile income potential. Perfectly positioned on the white sandy beaches and turquoise waters of the Atlantic Ocean in Fort Pierce, Florida, the property comprises four beautifully renovated two-bedroom, two-bath residences designed for comfort, style, and effortless beachside living.

Each unit is individually metered for water and electric, allowing for efficient utility management and flexible leasing arrangements. Investors can capitalize on multiple income strategies, from short-term or vacation rentals to long-term leases, or choose to reserve one oceanfront residence for personal use and enjoy the rare privilege of owning a private retreat on the beach.

The upper-level units feature sweeping, unobstructed ocean views that capture the essence of coastal Florida luxury and make this property a standout investment in one of the state's most charming seaside communities.



NAI Southcoast



Property Highlights

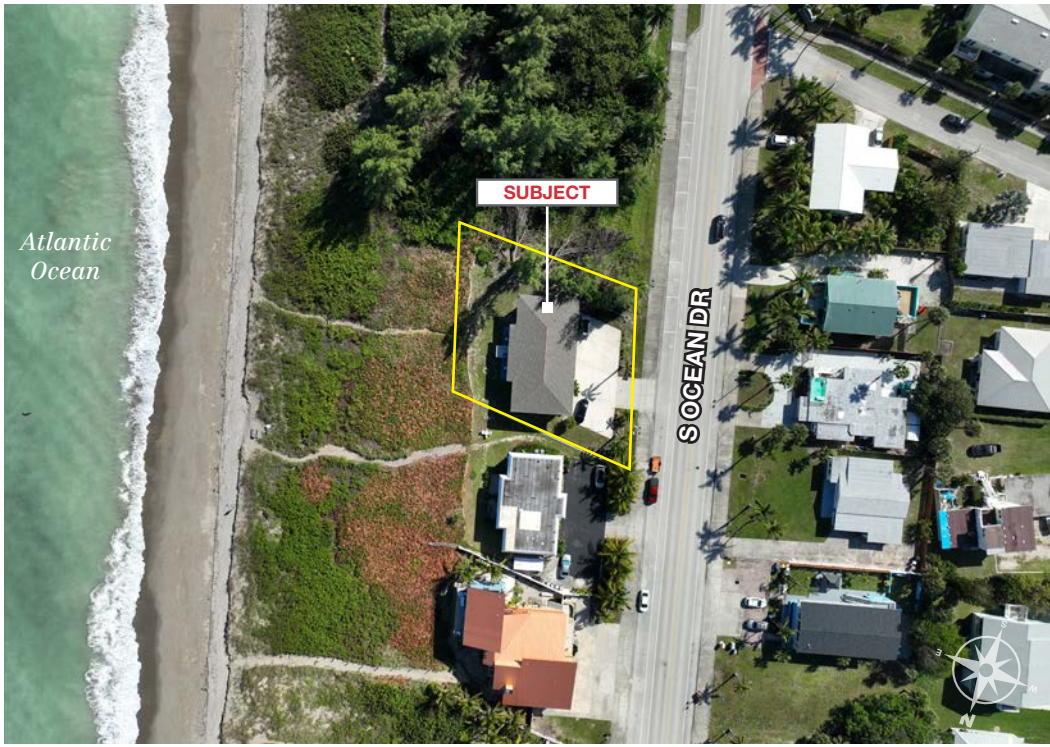
- CBS construction enhanced with full impact-rated windows and doors, blending timeless durability with modern coastal design
- Panoramic, unobstructed views of the Atlantic Ocean, offering an unparalleled beachfront living experience
- Private Beach Access Path – Exclusive walkway providing direct access from the property to the sandy shores of the Atlantic Ocean.
- Each residence individually metered, providing privacy, independence, and efficient utility management
- Meticulous full renovation completed with designer-grade finishes, including:
    - Custom gourmet kitchens with quartz waterfall islands, new cabinetry, and premium stainless-steel appliances
    - Seamless porcelain tile flooring throughout for a refined, contemporary aesthetic
    - Spa-inspired bathrooms featuring modern vanities, luxury fixtures, and frameless glass standing showers
    - Expansive sliding glass doors that open to serene ocean breezes and natural light
    - Convenient in-unit washer and dryer in every unit

AERIALS


Atlantic Ocean
Indian River
SUBJECT
S OCEAN DR


Indian River
SUBJECT
S OCEAN DR
Atlantic Ocean


Fort Pierce Inlet
Atlantic Ocean
SUBJECT
S OCEAN DR
INDIALANTIC DR


Atlantic Ocean
SUBJECT
S OCEAN DR





EXTERIOR PHOTOS











INTERIOR PHOTOS

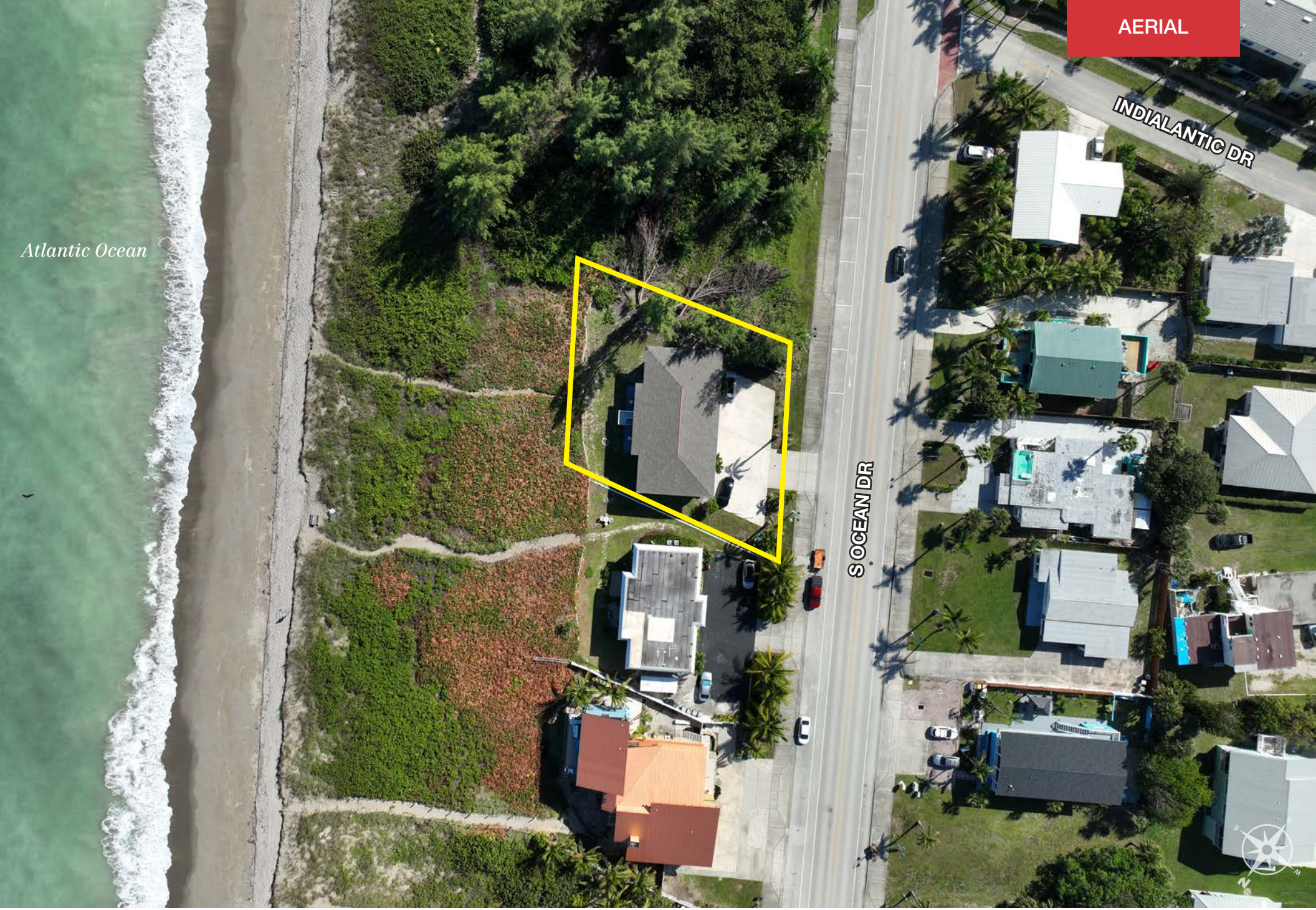


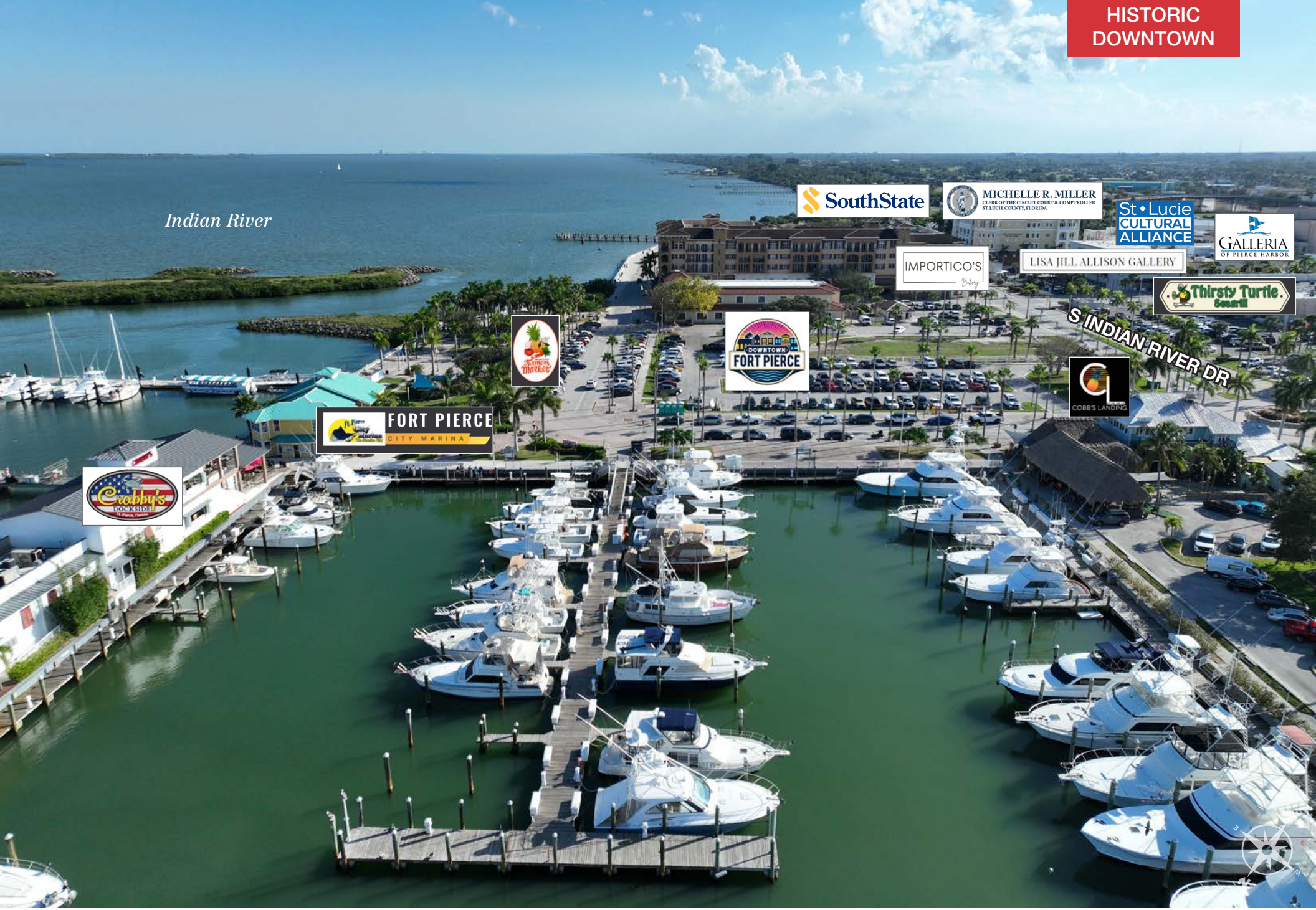





LOOKING SOUTH
Atlantic Ocean
Indian River
S OCEAN DR


LOOKING NORTHEAST
Fort Pierce Inlet
Atlantic Ocean
Sea Pointe Towers
SUBJECT
FOUR 2BR/2BA MULTIFAMILY UNITS
S OCEAN DR
INDIALANTIC DR


AERIAL
INDIALANTIC DR
Atlantic Ocean
S OCEAN DR


HISTORIC DOWNTOWN
Indian River
SouthState
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ST. LUCIE COUNTY, FLORIDA
St Lucie CULTURAL ALLIANCE
GALLERIA
OF PIERCE HARBOR
IMPORTICO'S
Bakery
LISA JILL ALLISON GALLERY
Thirsty Turtle
Seagrill
S INDIAN RIVER DR
DOWNTOWN
FORT PIERCE
COBB'S LANDING
FORT PIERCE
CITY MARINA
Crabby's
DOCKSIDE


PORT OF
FORT PIERCE
Atlantic Ocean
Fort Pierce
Inlet
Indian River
DERECKTOR
BEYEL
BROS.
12A
Buoy
When The Fish Won't Bite
JIMMY BUFFETT MEM HWY
RESTAURANT

Coastal Living, Prime Connectivity

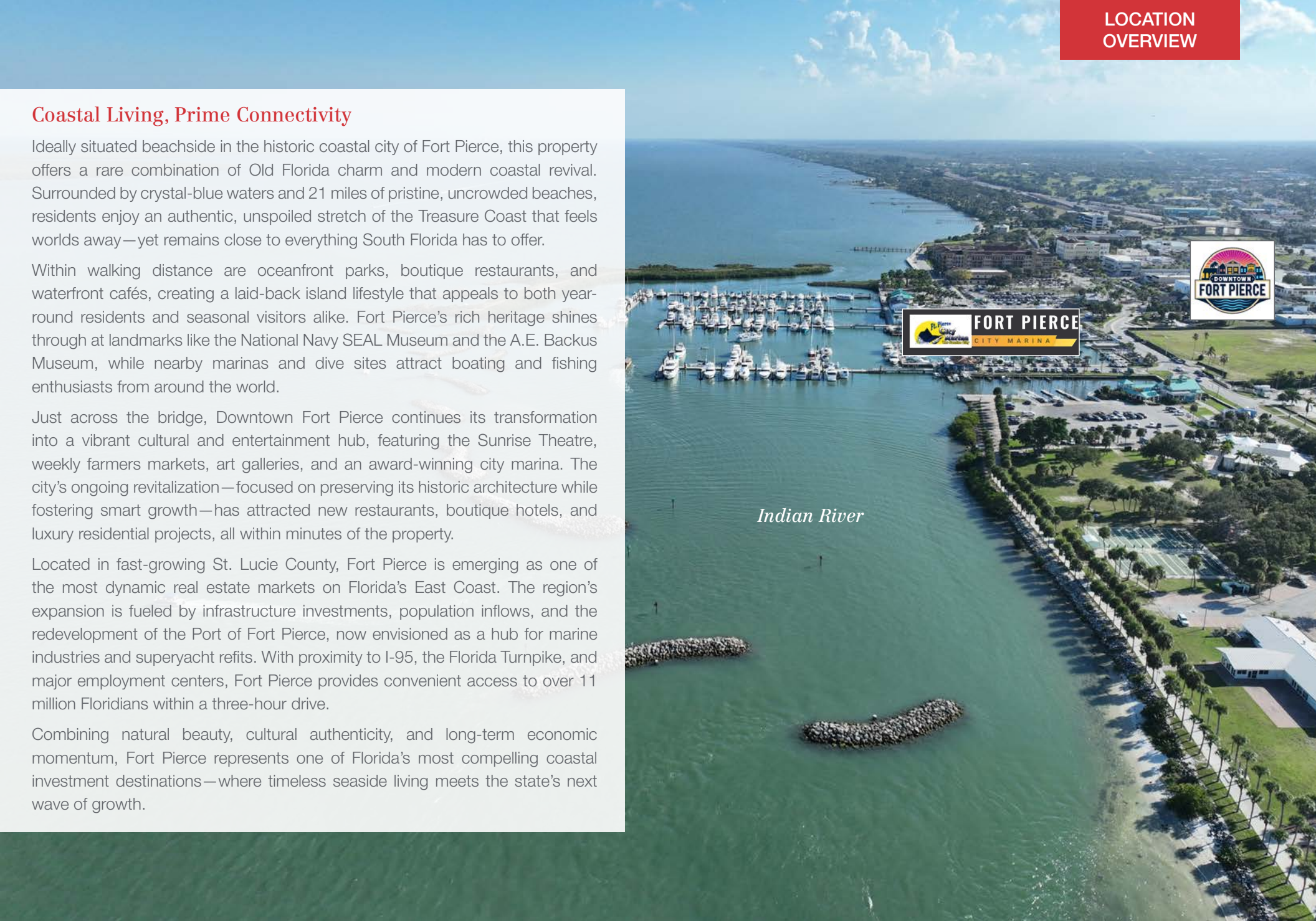
Ideally situated beachside in the historic coastal city of Fort Pierce, this property offers a rare combination of Old Florida charm and modern coastal revival. Surrounded by crystal-blue waters and 21 miles of pristine, uncrowded beaches, residents enjoy an authentic, unspoiled stretch of the Treasure Coast that feels worlds away—yet remains close to everything South Florida has to offer.

Within walking distance are oceanfront parks, boutique restaurants, and waterfront cafés, creating a laid-back island lifestyle that appeals to both year-round residents and seasonal visitors alike. Fort Pierce's rich heritage shines through at landmarks like the National Navy SEAL Museum and the A.E. Backus Museum, while nearby marinas and dive sites attract boating and fishing enthusiasts from around the world.

Just across the bridge, Downtown Fort Pierce continues its transformation into a vibrant cultural and entertainment hub, featuring the Sunrise Theatre, weekly farmers markets, art galleries, and an award-winning city marina. The city's ongoing revitalization—focused on preserving its historic architecture while fostering smart growth—has attracted new restaurants, boutique hotels, and luxury residential projects, all within minutes of the property.

Located in fast-growing St. Lucie County, Fort Pierce is emerging as one of the most dynamic real estate markets on Florida's East Coast. The region's expansion is fueled by infrastructure investments, population inflows, and the redevelopment of the Port of Fort Pierce, now envisioned as a hub for marine industries and superyacht refits. With proximity to I-95, the Florida Turnpike, and major employment centers, Fort Pierce provides convenient access to over 11 million Floridians within a three-hour drive.

Combining natural beauty, cultural authenticity, and long-term economic momentum, Fort Pierce represents one of Florida's most compelling coastal investment destinations—where timeless seaside living meets the state's next wave of growth.



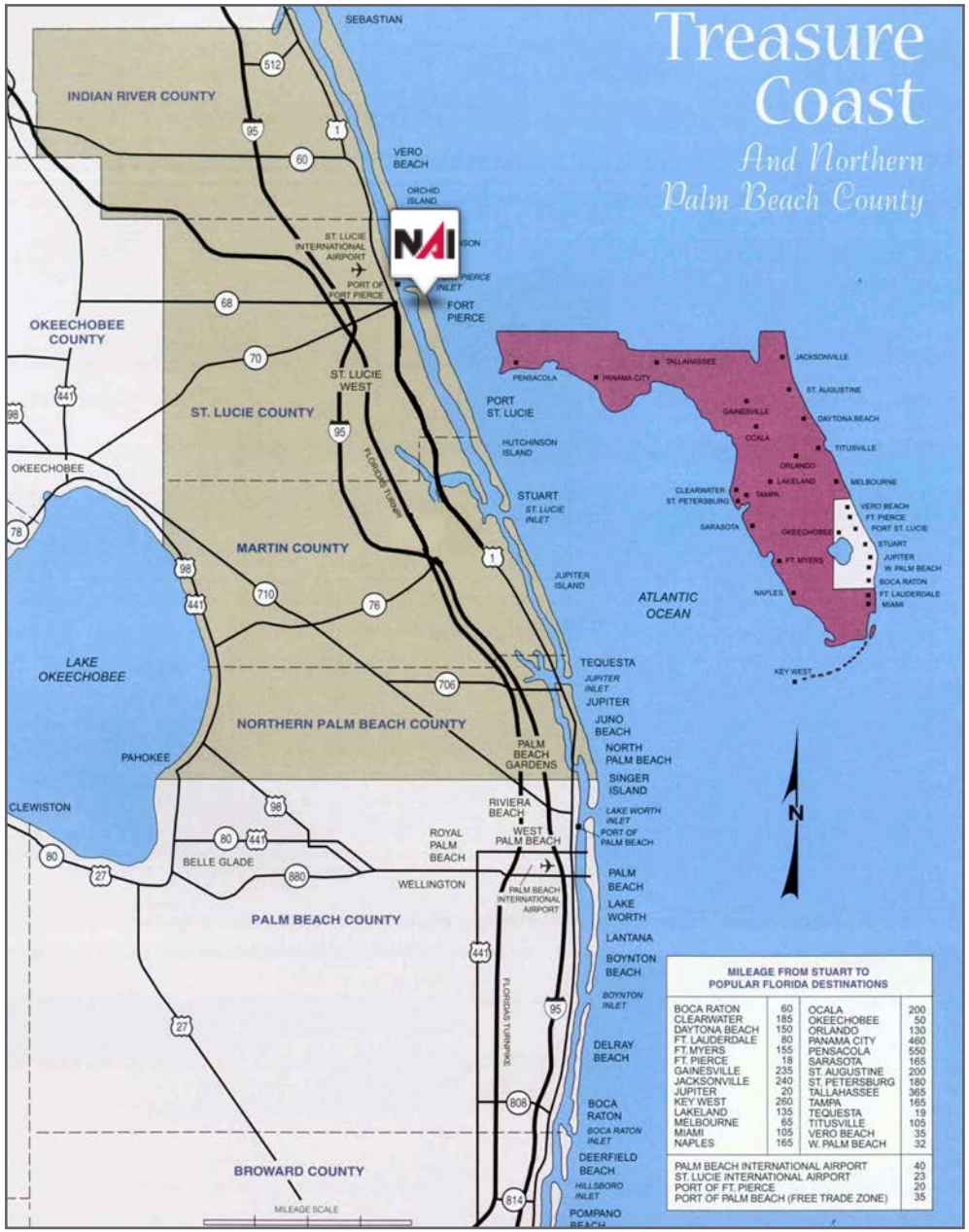
Economic Expansion by Year

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2019	Dirty Deeds Cleaning Service	Small Business	St. Lucie County	EXPANSION	31	44	22	6,000
	Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	7	25,000
	PlusOneAir	Aviation	St. Lucie County	NEW	25	0	40	25,000
	Pursuit Boats II	Marine	St. Lucie County	EXPANSION	200	404	584	236,000
	Ross Mixing	Manufacturing	Port St. Lucie	EXPANSION	16	40	40	55,000
Calendar Year 2020	California Closets	Warehouse/ Distribution	St. Lucie County	EXPANSION	10	28	37	10,000
	Citrus Extracts	Manufacturing	Fort Pierce	NEW	40	35	18	75ft. Tower
	FedEx Ground	Warehouse/ Distribution	Port St. Lucie	NEW	490†	0	451†	245,000
	Indian River Spirits	Manufacturing	St. Lucie County	NEW	5	0	X	20,000
	Interstate Crossroads Business Center by The Silverman Group	Industrial Development	Fort Pierce	NEW	**	0	**	1,133,000
	Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,602**	0	‡	2,347,315 ‡
	Total Truck Parts	Warehouse/ Distribution	Port St. Lucie	EXPANSION	10	16	15	51,780
	Wolflube	Warehouse/ Distribution	St. Lucie County	NEW	15	0	2	30,000
Calendar Year 2021	Amazon First-mile Fulfillment Center	Warehouse/Distribution	Port St. Lucie	NEW	500	0	1200	1,100,000
	Chandler Bats	Manufacturing	Port St. Lucie	NEW	11	0	21	17,000
	Chemical Technologies Holdings	Manufacturing	St. Lucie County	NEW	5	0	2	8,000
	Cheney Brothers	Warehouse/Distribution	Port St. Lucie	NEW	350	0	310	427,000
	Contender Boats	Marine	St. Lucie County	NEW	200	0	120	100,000
	D&D Welding	Manufacturing	St. Lucie County	EXPANSION	10	32	42	33,000
	FA Precast	Manufacturing	St. Lucie County	EXPANSION	0	22	21	17,000
	Freshco/Indian River Select	Manufacturing	Fort Pierce	EXPANSION	20	90	55	16,375
	Jansteel	Manufacturing	Port St. Lucie	NEW	55	0	X	67,193
	Kings Logistics Center	Industrial Development	St. Lucie County	NEW	433*	0	0	650,000
	Maverick Boat Group	Marine	St. Lucie County	EXPANSION	150	520	333	106,000
	South Florida Logistics Center 95	Industrial Development	St. Lucie County	NEW	566** ‡	0	0 ‡	1,100,000**
	SRS Distribution	Warehouse/Distribution	Fort Pierce	NEW	11	0	NR	32,000

X Not expected to be operational
NR No response
** Projected new jobs derived from the US Energy Information Administration Energy Consumption Survey = Median square feet per worker at 1,500*
****

	Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2024 Total Employment	Facility Square Footage
Calendar Year 2022	Amazon Delivery Station	Warehouse/Distribution	Port St. Lucie	NEW	200	170	300	220,000
	Arcosa Meyer Utility Structures	Manufacturing	St. Lucie County	NEW	99	0	36	81,750
	Glades Commerce Center	Industrial Development	Port St. Lucie	NEW	192*	0	0	287,500
	Glades Logistics Park	Industrial Development	Port St. Lucie	NEW	236*	0	0	354,200
	Interstate Commerce Center	Industrial Development	Fort Pierce	NEW	138*	0	NR	207,458
	Islamorada Distillery	Manufacturing	St. Lucie County	EXPANSION	15	0	8	19,841
	Islamorada Warehouse	Warehouse/Distribution	St. Lucie County	EXPANSION	0	0	0	22,000
	Legacy Park Spec A	Industrial Development	Port St. Lucie	NEW	112*‡	0	23**	168,000
	Legacy Park Spec B	Industrial Development	Port St. Lucie	NEW	347*	0	0	520,000
	MJC Express	Transportation	Fort Pierce	NEW	25	0	X	6,000
	Pursuit Boats Phase 3	Marine	St. Lucie County	EXPANSION	100	634	584	109,000
	St. Lucie Commerce Center	Industrial Development	Fort Pierce	NEW	800*	0	X	1,200,000
	Tenet Health	Life Sciences	Port St. Lucie	NEW	600†	0	0	181,925
Calendar Year 2023	Accel Industrial Park	Industrial Development	Port St. Lucie	NEW	138*‡	0	0	389,000
	Dragonfly Commerce Park	Industrial Development	Port St. Lucie	NEW	270*	0	0	405,508
	LactaLogics	Life Science/Headquarters	Port St. Lucie	NEW	60	0	6	60,000
	Legacy Park Cold Storage Facility	Warehouse/Distribution	Port St. Lucie	NEW	253*	0	0	378,521
	Orange 95 Commerce Center	Industrial Development	Fort Pierce	NEW	391*‡	0	0	587,000‡
	Tradition Commerce Park	Industrial Development	Port St. Lucie	NEW	355*	0	0	532,346
	Treasure Coast Food Bank	Warehouse/Distribution	Fort Pierce	EXPANSION	53	71	70	132,000
	Twin Vee	Marine	Fort Pierce	EXPANSION	0	120	55	23,456
Calendar Year 2024	Alex Lee, Inc.	Warehouse/Distribution	Port St. Lucie	NEW	121	0	0	165,000
	Apollo Group	Warehouse/Distribution	St. Lucie County	NEW	300	0	24	245,900
	APP Jet Center	Aviation	St. Lucie County	EXPANSION	0	22	22	33,600
	BroadRange Logistics	Warehouse/Distribution	Fort Pierce	NEW	755*	0	1	§
	Costco Warehouse Depot Phase 1	Warehouse/Distribution	Port St. Lucie	NEW	265	0	0	622,685
	Infinity Flight Group	Aviation	St. Lucie County	NEW	30	0	0	8,825
	Lightbridge Academy	Education	Port St. Lucie	NEW	22	0	27	11,000
	Marine Digital Integrators	Manufacturing	Port St. Lucie	NEW	54	0	0	§
	P1 Motor Club	Leisure/Hospitality	St. Lucie County	NEW	125	0	0	TBD
	Project Four PSL	Manufacturing	Port St. Lucie	NEW	225	0	0	250,000
	SportLife Distributing	Headquarters	Fort Pierce	EXPANSION	30	13	13	25,000
	8 YEAR TOTALS				**12,935**	**6,743**	**11,297**	**16,510,578**

† Includes full-time, part-time and per diem workers
‡ Projected new jobs and facility square footage net of announced projects within the park; total employment reported under end user projects
All or some jobs and/or square footage transferred to another project listed in this Project Update as a separate project (usually end users) and often in a different year
§ Square footage – see Interstate Crossroads & Legacy Park 2020

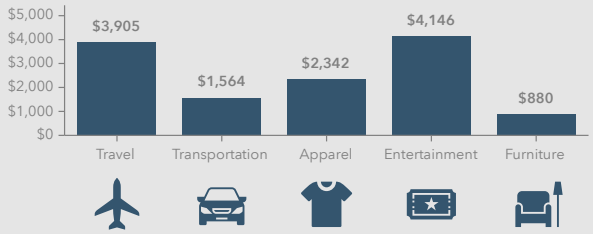

Treasure Coast
And Northern Palm Beach County
INDIAN RIVER COUNTY
SEBASTIAN
VERO BEACH
FORT PIERCE
ST. LUCIE INTERNATIONAL AIRPORT
PORT OF FORT PIERCE
OKEECHOBEE COUNTY
ST. LUCIE WEST
ST. LUCIE COUNTY
PORT ST. LUCIE
HUTCHINSON ISLAND
STUART
ST. LUCIE INLET
MARTIN COUNTY
OKEECHOBEE
JUPITER ISLAND
ATLANTIC OCEAN
LAKE OKEECHOBEE
NORTHERN PALM BEACH COUNTY
PAHOKEE
CLEWISTON
BELLE GLADE
WELLINGTON
ROYAL PALM BEACH
RIVIERA BEACH
WEST PALM BEACH
PALM BEACH INTERNATIONAL AIRPORT
PALM BEACH COUNTY
TEQUESTA
JUPITER INLET
JUPITER
JUNO BEACH
NORTH PALM BEACH
PALM BEACH GARDENS
SINGER ISLAND
LAKE WORTH INLET
PORT OF PALM BEACH
PALM BEACH
LAKE WORTH
LANTANA
BOYNTON BEACH
BOYNTON INLET
DELRAY BEACH
BOCA RATON
BOCA RATON INLET
DEERFIELD BEACH
HILLSBORO INLET
POMPANO BEACH
BROWARD COUNTY
MILEAGE SCALE
FLORIDA'S TURNPIKE
PENSACOLA
PANAMA CITY
TALLAHASSEE
JACKSONVILLE
ST. AUGUSTINE
GAINESVILLE
OCALA
DAYTONA BEACH
TITUSVILLE
ORLANDO
LAKELAND
MELBOURNE
CLEARWATER
ST. PETERSBURG
TAMPA
SARASOTA
OKEECHOBEE
VERO BEACH
FT. PIERCE
PORT ST. LUCIE
STUART
JUPITER
W. PALM BEACH
FT. MYERS
BOCA RATON
FT. LAUDERDALE
MIAMI
NAPLES
KEY WEST
N
MILEAGE FROM STUART TO POPULAR FLORIDA DESTINATIONS
BOCA RATON 60
CLEARWATER 185
DAYTONA BEACH 150
FT. LAUDERDALE 80
FT. MYERS 155
FT. PIERCE 18
GAINESVILLE 235
JACKSONVILLE 240
JUPITER 20
KEY WEST 260
LAKELAND 135
MELBOURNE 65
MIAMI 105
NAPLES 165
OCALA 200
OKEECHOBEE 50
ORLANDO 130
PANAMA CITY 460
PENSACOLA 550
SARASOTA 165
ST. AUGUSTINE 200
ST. PETERSBURG 180
TALLAHASSEE 365
TAMPA 165
TEQUESTA 19
TITUSVILLE 105
VERO BEACH 35
W. PALM BEACH 32
PALM BEACH INTERNATIONAL AIRPORT 40
ST. LUCIE INTERNATIONAL AIRPORT 23
PORT OF FT. PIERCE 20
PORT OF PALM BEACH (FREE TRADE ZONE) 35


St. Lucie County
TO MELBOURNE
INDIAN RIVER COUNTY
TO VERO BEACH
ST. LUCIE COUNTY
LAKEWOOD PARK
INDRIO ROAD
HARBOR BRANCH OCEANOGRAPHIC INSTITUTION
TO ORLANDO
ST. LUCIE COUNTY INTERNATIONAL AIRPORT
ST. LUCIE VILLAGE
NORTH HUTCHINSON ISLAND
PEPPER BEACH PARK
UDT SEAL MUSEUM
JACK ISLAND
ST. LUCIE BLVD.
JOHNSTON RD.
KINGS HIGHWAY
FLORIDA'S TURNPIKE
ANGLE ROAD
25TH STREET
MARINE CENTER
HISTORICAL MUSEUM
MANATEE CENTER
SOUTH BEACH BOARDWALK PARK
KIMBERLY BERGALIS MEMORIAL PARK
SURFSIDE PARK
ORANGE AVENUE
EXIT 131
HISTORIC DOWNTOWN
FORT PIERCE
McALPIN FINE ARTS CENTER
FT. PIERCE JAI ALAI FRONTON
VIRGINIA AVE.
IRCC PLANETARIUM
EXIT 129
EDWARDS RD.
HEATHCOTE BOTANICAL GARDENS
FREDRICK DOUGLASS MEMORIAL PARK
OKEECHOBEE ROAD
EXIT 152
SELUTZ ROAD
OLEANDER AVE.
SAVANNAS RECREATION AREA
ATLANTIC OCEAN
INDIAN RIVER LAGOON
ST. LUCIE COUNTY FAIRGROUNDS
EXIT 126
MIDWAY ROAD
WHITE CITY
SOUTH HUTCHINSON ISLAND
TO OKEECHOBEE
FPL ENERGY ENCOUNTER
WALTON ROCK BEACH
GLADES CUT-OFF ROAD
NORTH FORK ST. LUCIE RIVER
OXBOW ECO-CENTER
INDIAN RIVER DRIVE
TRADITION FIELD SPORTS COMPLEX
ST. LUCIE WEST BLVD.
PRIMA VISTA BLVD.
FEDERAL HIGHWAY
INTRACOASTAL WATERWAY
EXIT 121
ST. LUCIE WEST
PORT ST. LUCIE
WALTON ROAD
CITY CENTER
TRADITION
TRADITION SQUARE
TRADITION PKWY.
GATLIN BLVD.
EXIT 118
VETERANS MEMORIAL PARKWAY
GREEN RIVER PARKWAY
PORT ST. LUCIE BLVD.
WESTMORELAND BLVD.
NETTLES ISLAND
WAVELAND PUBLIC BEACH
TO STUART/JENSEN BEACH
RANGE LINE ROAD
PORT ST. LUCIE BLVD.
NORTH FORK
ST. LUCIE COUNTY
MARTIN COUNTY
HOME COMMUNITY SEE PAGES 57 - 61
FISHING PIER/JETTY
PUBLIC BOAT RAMP
COPYRIGHT © 2007 TREASURE COAST MAGAZINE
GILSON ROAD
BECKER ROAD
EXIT 138
TO PALM CITY/WEST PALM BEACH
N

1156 S Ocean Dr, Fort Pierce, Florida, 34949
Ring: 1 mile radius



KEY SPENDING FACTS



NAISouthcoast

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household

Population

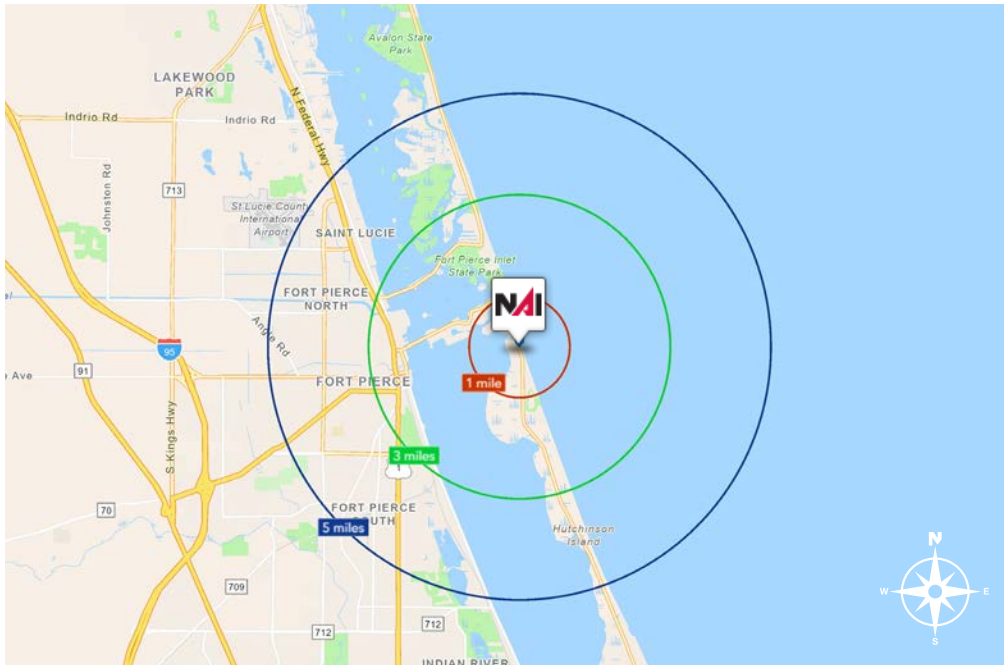
1 Mile:	2,333
3 Mile:	9,285
5 Mile:	52,353

Average Household Income

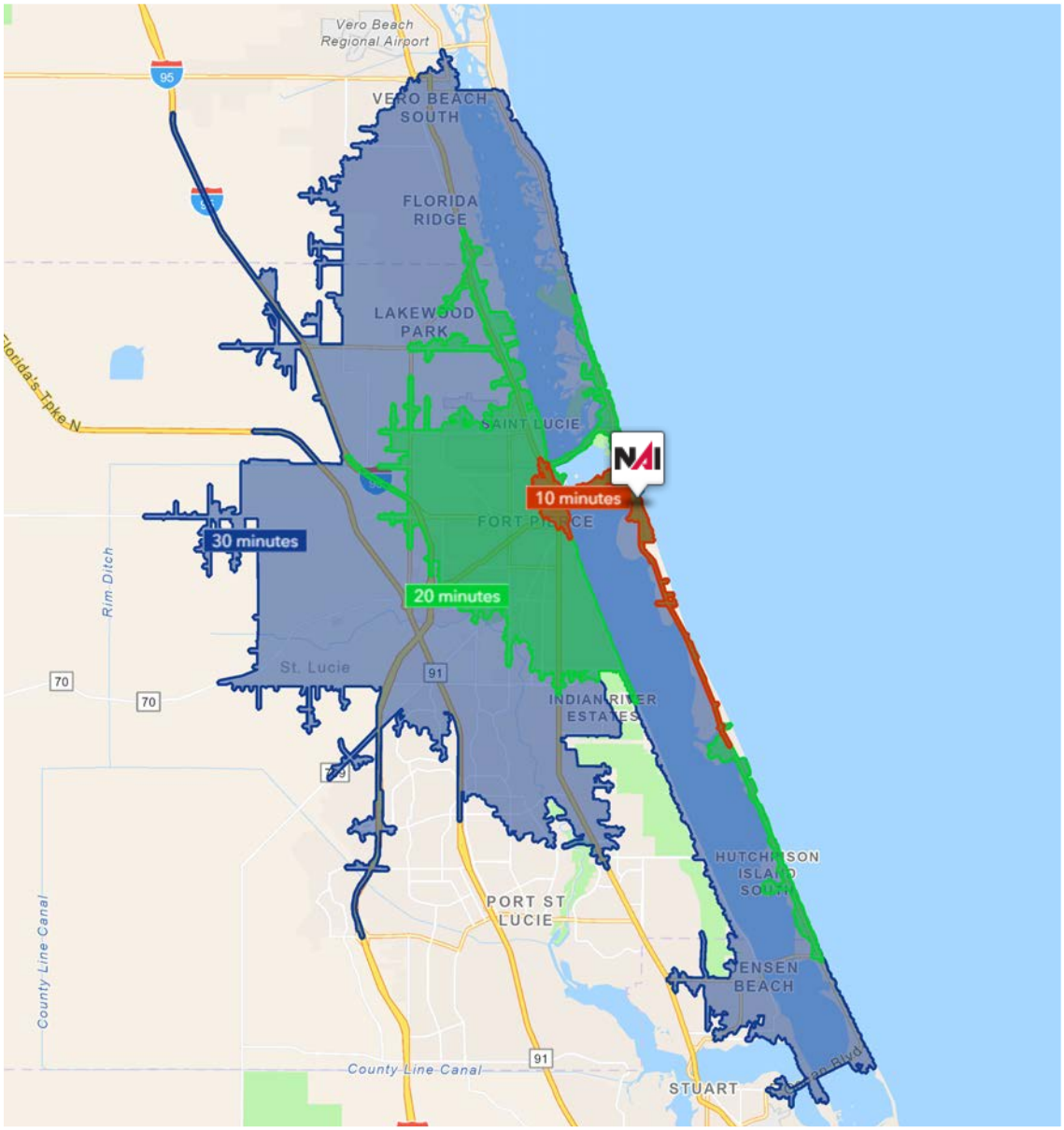
1 Mile:	$117,592
3 Mile:	$85,862
5 Mile:	$64,417

Median Age

1 Mile:	62.7
3 Mile:	58.6
5 Mile:	41.7



DRIVE TIME



10 Minutes	20 Minutes	30 Minutes
6,334 2010 Population	62,658 2010 Population	176,784 2010 Population
7,535 2025 Population	69,991 2025 Population	208,419 2025 Population
1.67% 2025-2030 (Annual) Est. Population Growth	1.58% 2025-2030 (Annual) Est. Population Growth	1.67% 2025-2030 (Annual) Est. Population Growth
58.8 2025 Median Age	43.3 2025 Median Age	48.3 2025 Median Age
$82,272 Average Household Income	$70,426 Average Household Income	$89,149 Average Household Income
50.7% Percentage with Associates Degree or Better	34.0% Percentage with Associates Degree or Better	39.9% Percentage with Associates Degree or Better
69.5% Percentage in White Collar Profession	51.2% Percentage in White Collar Profession	56.9% Percentage in White Collar Profession



City of Ft. Pierce, Florida

Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast, Fort Pierce has the cultural excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building. Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

REGIONAL OVERVIEW

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 375,226 and has experienced growth of over 35% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 45,661 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.









OFFERING SUMMARY

4 Unit Oceanfront Multifamily

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Senior Director

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FOR SALE:

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