

FOR SALE

\$1,500,000

Waterfront +/- 3 AC Land

4730 NE Indian River Dr. Jensen Beach FL 34957



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

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PRICE	\$1,500,000
BUILDING SIZE	(Bldg 1) 1,891 sf (Bldg 2) 721 sf (Bldg 3) 2,688 sf
BUILDING TYPE	Dwelling / Service Garage
ACREAGE	2.85 AC
FRONTAGE	126'
TRAFFIC COUNT	8,169
YEAR BUILT	1920
CONSTRUCTION TYPE	Unknown
PARKING SPACE	Plenty
ZONING	R-3A
LAND USE	Low Density / Commercial Limited
UTILITIES	Undisclosed

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Unique property located on right on the coastline on Indian River Drive in Jensen Beach. Large 3 acre land currently has 3 buildings on site (2) dwellings and (1) service garage business. Lots of vacant space, has excellent potential for a residential waterfront development. Just a short distance away from the Jensen Beach Causeway and Downtown Jensen Beach.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	1,714	1 Mile	\$60,121	1 Mile	47.60
3 Mile	32,060	3 Mile	\$64,266	3 Mile	50.50
5 Mile	70,100	5 Mile	\$64,650	5 Mile	49.20

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Zoning Information

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Sec. 3.407. - R-3A Liberal Multiple-Family District.

3.407.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes subject to any additional limitations pursuant to section 3.402:

1. Any uses permitted in the R-3 Multiple-Family Residential District.
2. Restaurants and/or lunchrooms, not the drive-in type, with an enclosed seating capacity of ten persons or more.
3. Beauty parlors and barbershops.
4. Dry cleaning and laundry pickup stations.
5. Fire stations.
6. Boat docks and dry and wet storage facilities under cover, and facilities for maintenance and repairs of boats or yachts, upon submission of plans for review and approval of the planning and zoning board.
7. Mobile home and travel trailer sales.
8. Gasoline or other motor fuel stations, provided all structures and buildings, except principal use signs, and including storage tanks shall be placed not less than 25 feet from any side or rear property lines.
9. Professional and business offices.
10. Retail stores.

3.407.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured at the building line:

1. Single-family structures: The minimum lot size shall be the same as above. A minimum of 600 square feet of living area shall be required, exclusive of carports, breezeways or utility rooms.

2. Two-family structures: The minimum lot size shall be 7,500 square feet, with a minimum width of 75 feet a minimum of 800 square feet of living area per two-family structure shall be required, exclusive of carports, breezeways or utility rooms.

3. Apartment buildings: There shall be a minimum building site of 15,000 square feet with a minimum width of 100 feet measured at the building line for the first four apartment units. For each additional apartment unit, 2,600 square feet shall be added to the required minimum building site and an additional five feet shall be added to the required minimum width at the building line. A maximum density of 15 apartment units may be permitted per acre depending on available community services and capital improvements. There shall be a minimum of 325 square feet of living area in each apartment unit.

4. Triplex structures: The minimum lot size shall be 11,250 square feet, with a minimum width of 88 feet; a minimum of 1,200 square feet of living area per three-family structure shall be required, exclusive of carports, breezeways or utility rooms.

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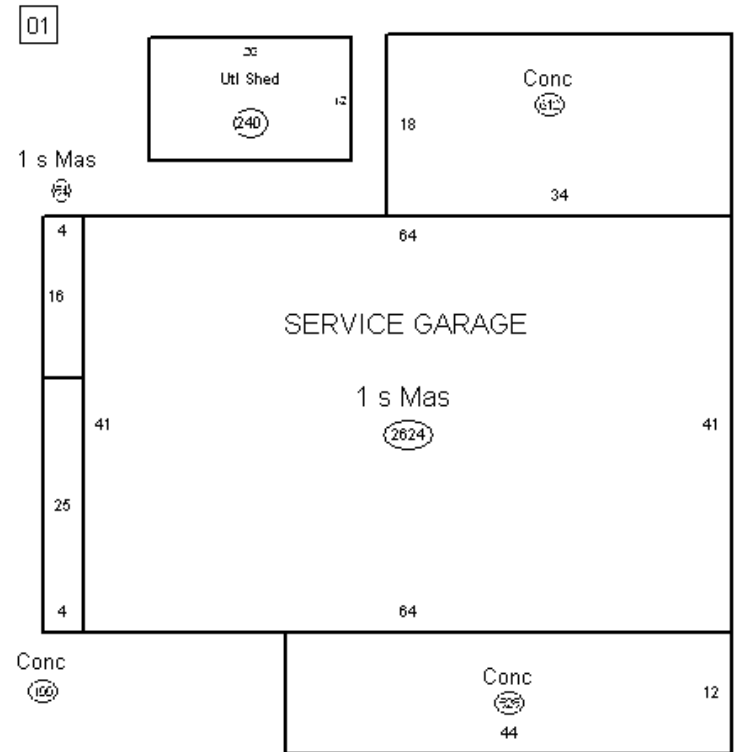
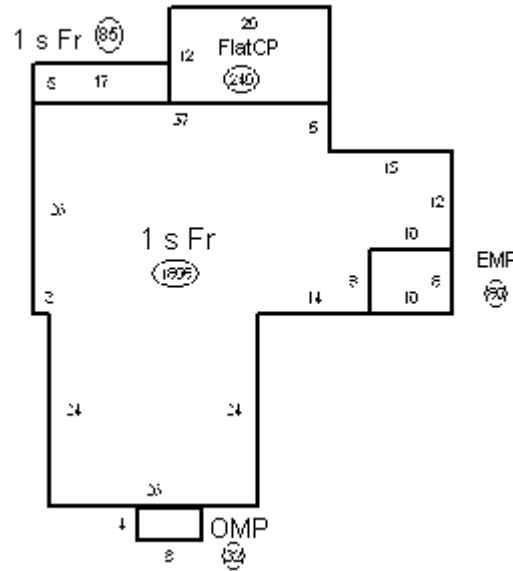
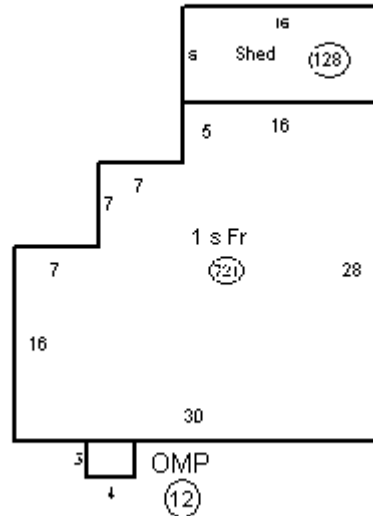
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Floor Plan

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