FOR SALE/LEASE
$349,000 / $3,000/mo.

Service Garage

1140 NE Dixie Highway, 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

Service Garage

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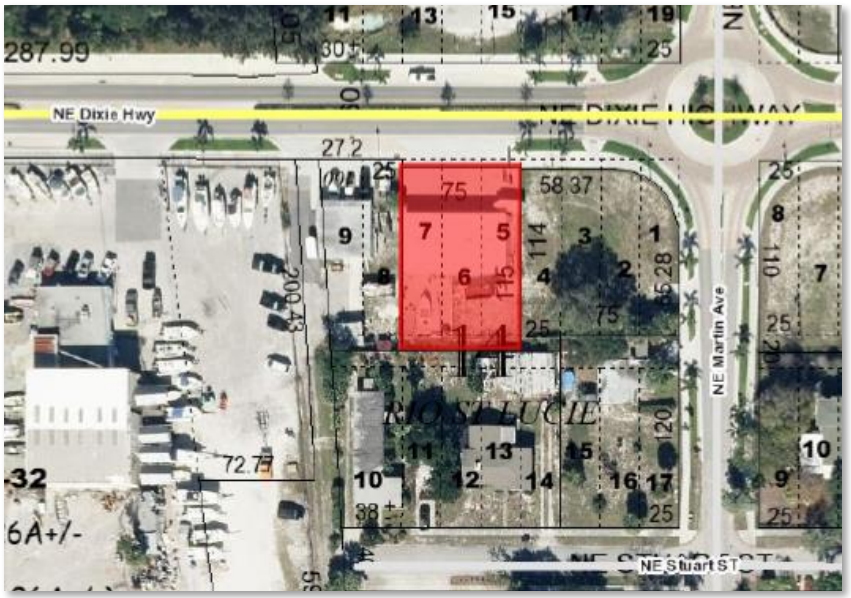
PRICE/RATE	$349,000 ($3,000/mo.*)
BUILDING SIZE	2,340 sf
BUILDING TYPE	Commercial Limited
ACREAGE	.21 AC
FRONTAGE	75’
TRAFFIC COUNT	9,200 AADT
YEAR BUILT	1972 (2009 renovations)
CONSTRUCTION TYPE	Unknown
PARKING SPACE	5+
ZONING	B-1
LAND USE	Commercial Limited
UTILITIES	Martin County Utilities

Owner financing available. Excellent well-maintained 2,340 sf garage features four (4) bay doors, its own monument sign, a vehicle lift, reception area, and has been completely renovated with a new roof, plus electric. Also available for lease* Located on NE Dixie Highway, in the industrial area of Rio.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,336	1 Mile	$67,242	1 Mile	45.20
3 Mile	34,974	3 Mile	$65,747	3 Mile	47.20
5 Mile	91,661	5 Mile	$73,293	5 Mile	48.30

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Zoning Information

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B-1 Business District

3.417.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 use permitted in a HB-1 Limited Business District.

2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.

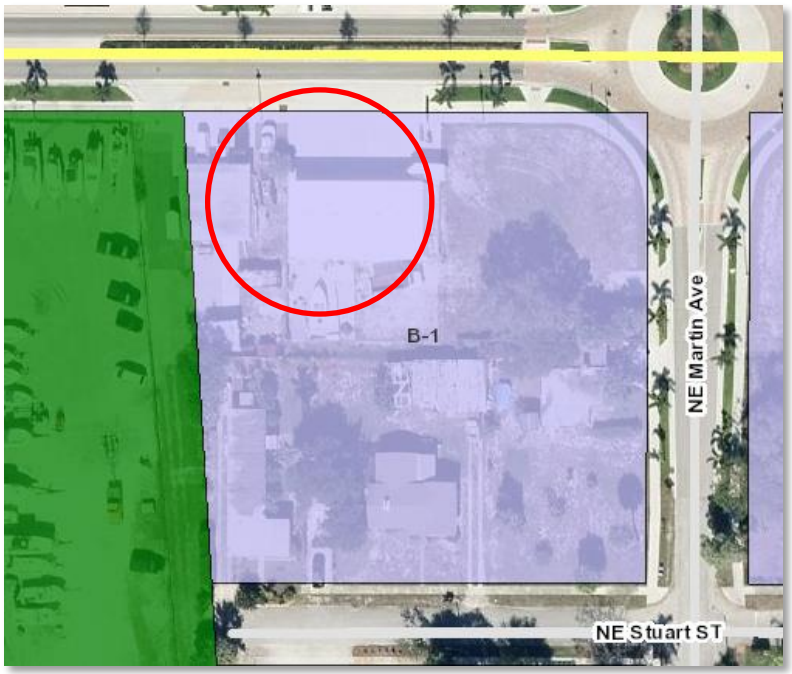
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.

4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.

5. Signs appertaining to the above uses.

6. Refuse and storage areas, which shall be screened from view.

3.417.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 along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.



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Interior Photos

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Floor Plan

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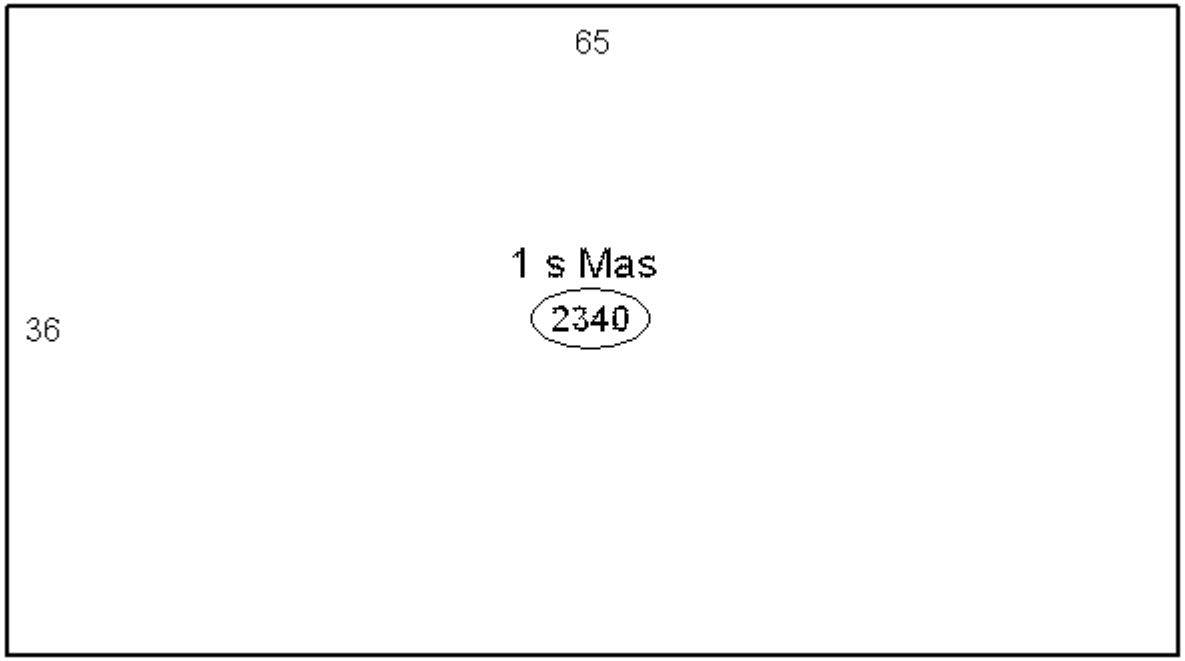

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Property Aerial

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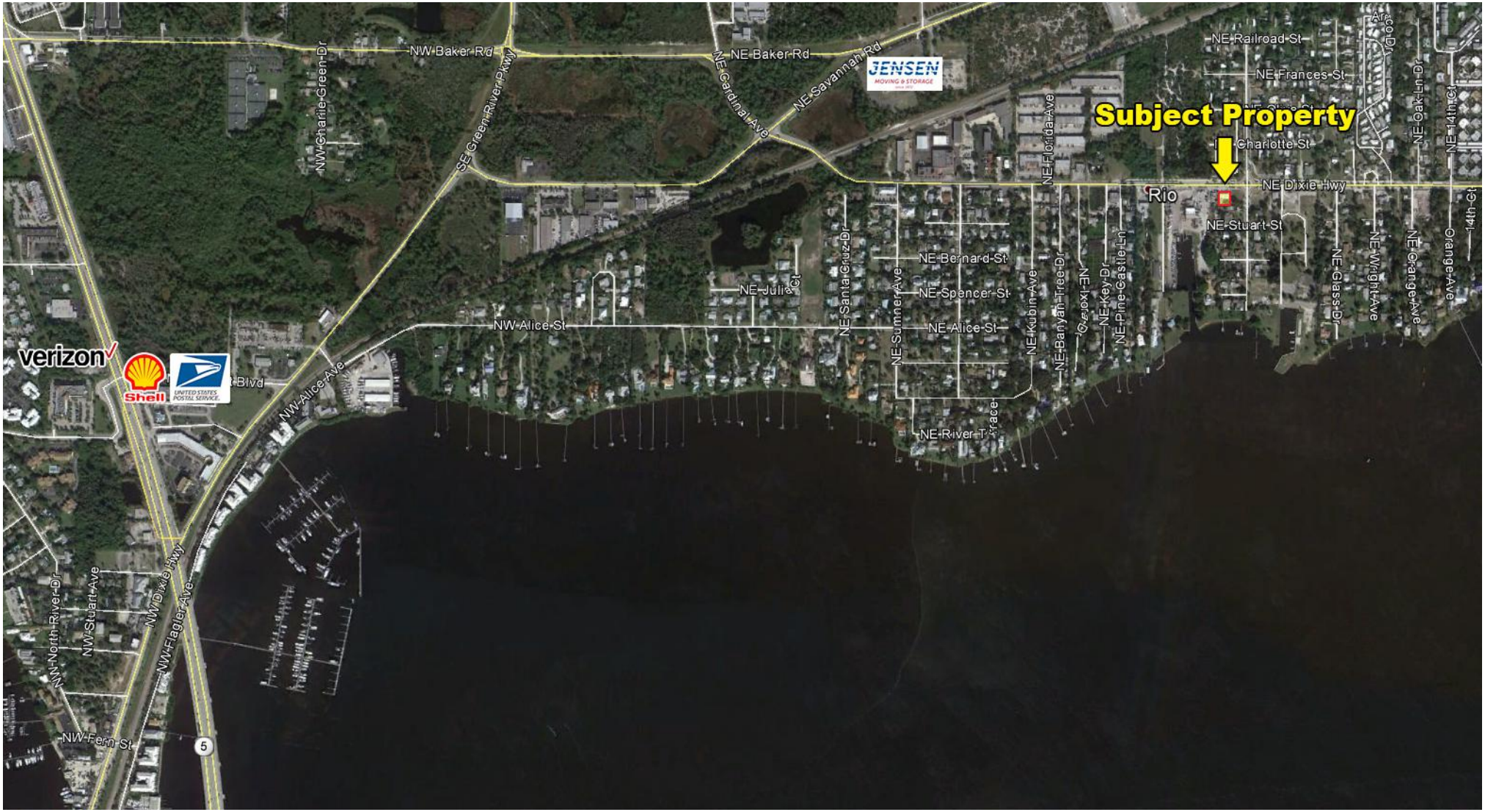

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