

**FOR SALE**

**\$995,000**

**Salerno Road Shops & Restaurant**

4080 SE Salerno Road, Stuart FL 34997



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Alex Rodriguez-Torres | 772-353-0638 | Rteincorporated@aol.com

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



# Property Details

# Salerno Road Shops & Restaurant

4080 SE Salerno Road, Stuart FL 34997

<b>PRICE</b>	<b>PRICE REDUCED!</b> <del>\$999,000</del> \$995,000
<b>BUILDING SIZE</b>	5,106 sf
<b>BUILDING TYPE</b>	Restaurant / Mixed Use
<b>ACREAGE</b>	.28 AC
<b>FRONTAGE</b>	+/- 144'
<b>TRAFFIC COUNT</b>	15,666
<b>YEAR BUILT</b>	1956
<b>CONSTRUCTION TYPE</b>	Masonry / CBS
<b>PARKING SPACE</b>	10+
<b>ZONING</b>	B-1
<b>LAND USE</b>	Commercial General
<b>UTILITIES</b>	Undisclosed

Excellent investment opportunity! Property consists of fully occupied building that has a total of four tenants which include the Crab House restaurant. Ideal for a restaurant owner looking to manage income producing property. Close proximity to SE Dixie Highway and the Manatee Canal.



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## 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	7,746	1 Mile	\$60,993	1 Mile	45.00
3 Mile	41,949	3 Mile	\$71,185	3 Mile	46.80
5 Mile	78,119	5 Mile	\$71,519	5 Mile	48.40

## Rent Roll

Tenants	Rent
Tenant 1	\$2,850.00
Tenant 2	\$800.00
Tenant 3	\$850.00
Tenant 4	\$850.00
<b>Total</b>	<b>\$5,350.00</b>

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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.

**3.417.C. Minimum yards required.**

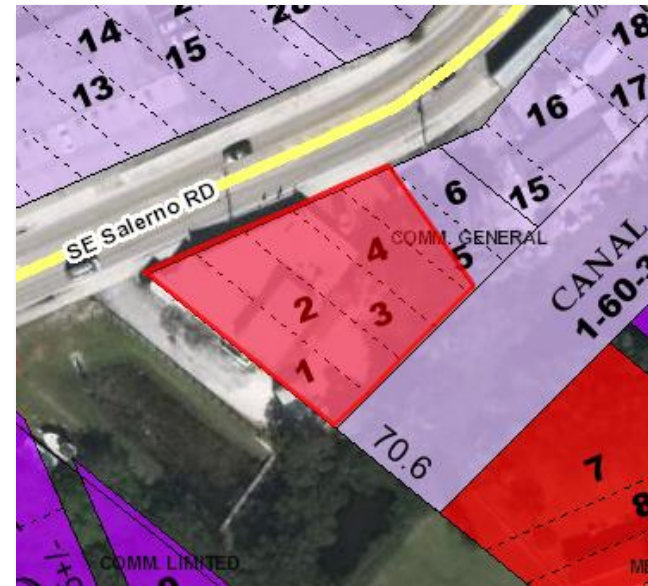
1. Front: 20 feet.

2. Rear: 20 feet.

3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:

- a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
- b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

(Ord. No. 608, pt. 1, 3-19-2002)



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# Exterior Photos

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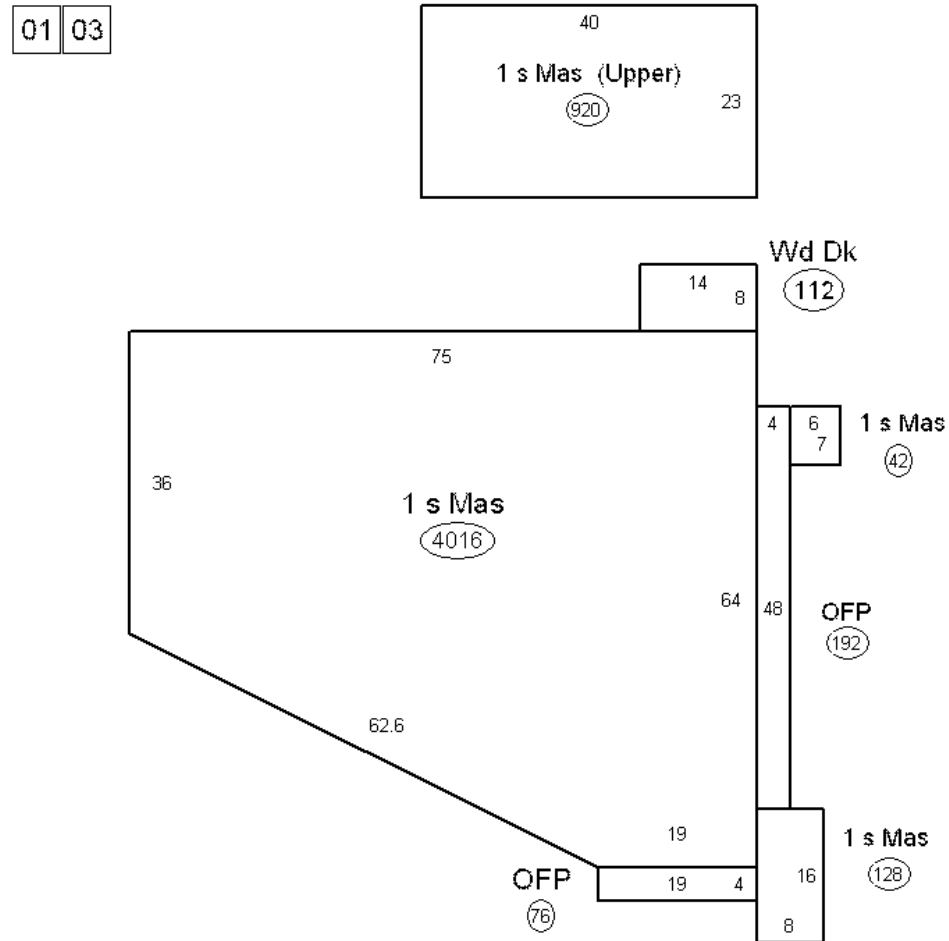
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# Floor Plan

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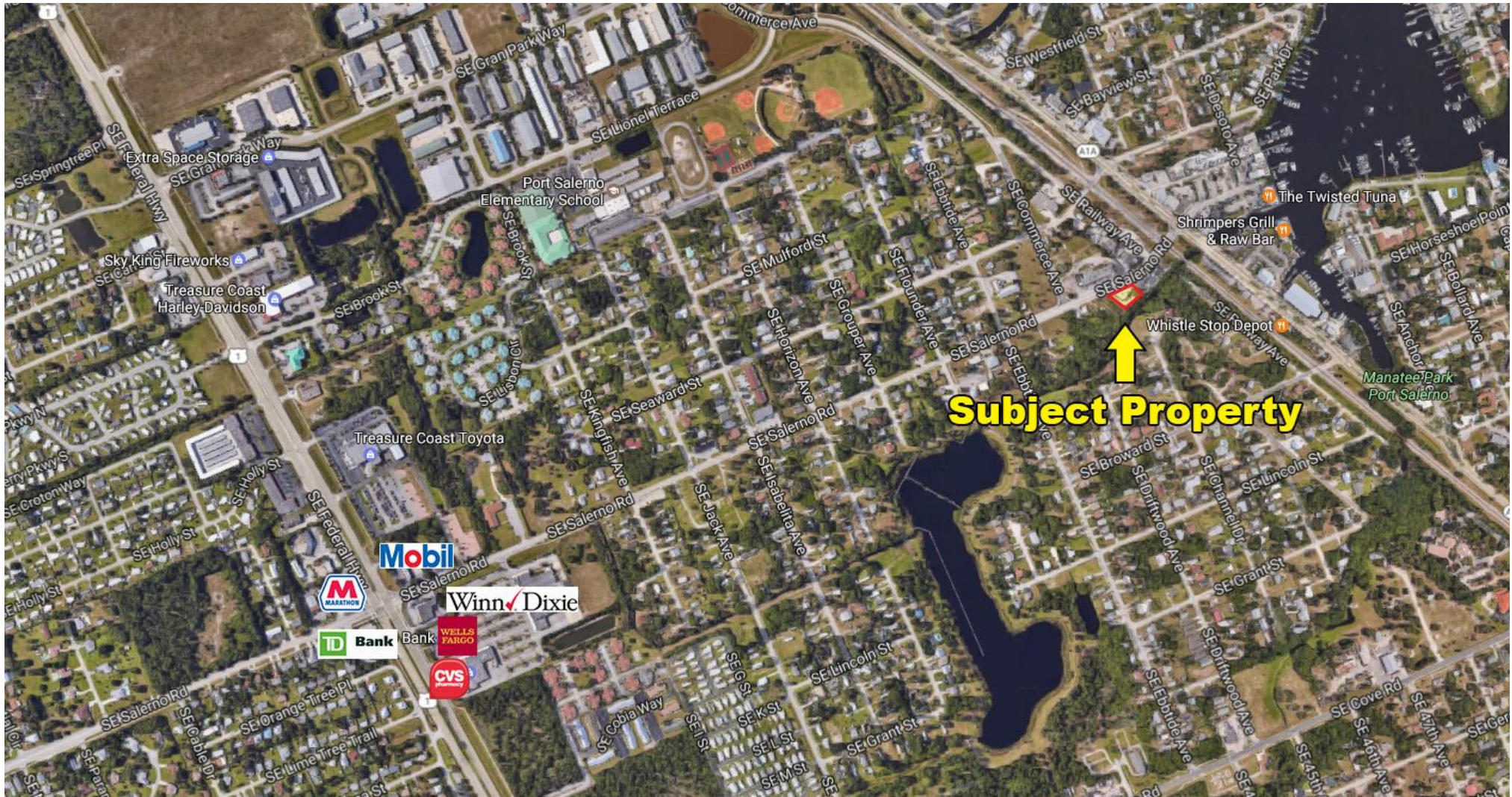
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# Property Aerial

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