

FOR SALE

\$525,000

Office Building in Downtown Stuart

120 W Ocean Blvd. Stuart FL 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

KC Daniel | 772-263-1565 | Kcdaniel@commercialrealestatellc.com

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

Property Details

Office Building in Downtown Stuart

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| | |
|--------------------------|-------------------------------|
| PRICE | \$525,000 |
| BUILDING SIZE | 1,329 sf |
| BUILDING TYPE | Office |
| ACREAGE | .13 AC |
| FRONTAGE | 125.6' |
| TRAFFIC COUNT | 16,083 AADT |
| YEAR BUILT | 1925 |
| CONSTRUCTION TYPE | Wood Frame |
| PARKING SPACE | < 10 |
| ZONING | UC - Urban Center |
| LAND USE | Downtown Stuart Redevelopment |
| UTILITIES | City of Stuart |

Professional office building located within the desirable Downtown Stuart area. Site features an enclosed porch, wood deck in the rear, and plenty of room for a professional office business or retailer. High exposure to SW Ocean Blvd. and easily accessible to and from US-1.



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2017 Demographics

| Total Population | | Average Household Income | | Average Age | |
|------------------|--------|--------------------------|----------|-------------|-------|
| 1 Mile | 3,230 | 1 Mile | \$63,245 | 1 Mile | 45.10 |
| 3 Mile | 46,265 | 3 Mile | \$72,075 | 3 Mile | 46.60 |
| 5 Mile | 96,062 | 5 Mile | \$77,927 | 5 Mile | 46.40 |

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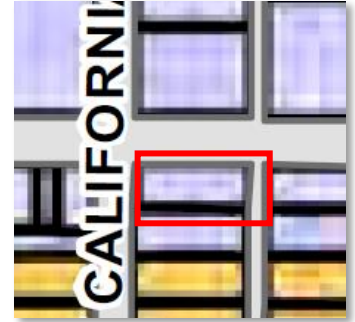
Zoning Information

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UC - Urban Center (All Inclusive Urban District Uses)

- i. Single-family residences;
- ii. Duplex or two-family residences;
- iii. Multifamily residences;
- iv. Accessory buildings;
- v. Greenhouses--Maximum 500 square feet;
- vi. Public parks;
- vii. Public utility stations;
- viii. Libraries;
- ix. Community centers;
- x. Government buildings;
- xi. Churches;
- xii. Hotels/motels;
- xiii. Rooming and boarding houses;
- xiv. Bed and breakfast hotels;
- xv. Retail sales and service--Within an enclosed building only;
- xvi. Retail manufacturing--Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area;
- xvii. Professional and medical offices;
- xviii. Banks;
- xix. Theaters;
- xx. Restaurants;
- xxi. Beauty shops; Automobile repair service--Within an enclosed building in B-1 and B-2 zones along U.S. 1 (Federal Hwy. and Savannah Road) only;
- xxiii. Art galleries;
- xxiv. Bars;
- xxv. Clubs;
- xxvi. Dry cleaning, provided that all cleaning is conducted off-premises;
- xxvii. Bakeries;
- xxviii. Mortuaries without crematoriums;
- xxix. Day care facilities;
- xxx. Home occupations as defined at section 2.06.10 of this Code;
- xxxi. Health spas;
- xxxii. Personal services;
- xxxiii. Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or tower structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure;
- xxi. Existing marine industrial uses;
- xxx. Drugstores and pharmacies (if 2,000 square feet or less).



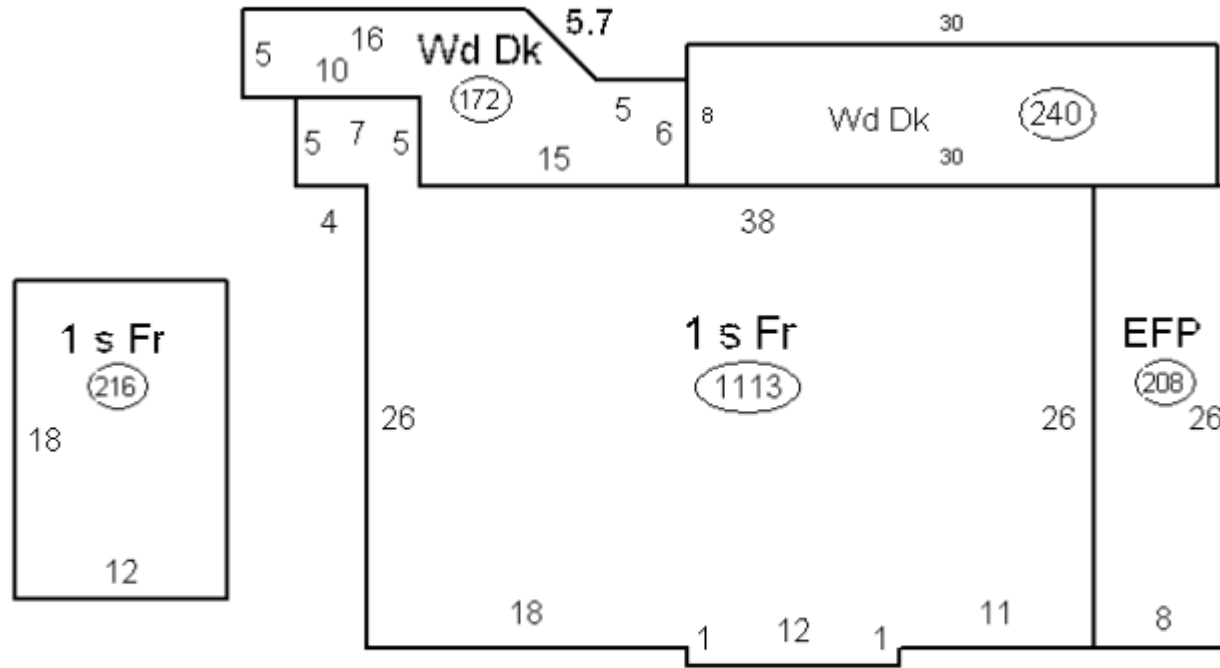
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THE DOWNTOWN CLUB

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Property Aerial

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