#### **FOR SALE**

\$179,000

# **Open Concept Warehouse Condo**

8844 SE Robwyn Street, Hobe Sound FL 33455



Jeremiah Baron & CO.

Commercial Real Estate, LLC

#### **Listing Contact:**

### **Property Details**

# **Open Concept Warehouse Condo**

8844 SE Robwyn Street, Hobe Sound FL 33455

PRICE	\$179,000
UNIT SIZE	1,260 sf
BUILDING TYPE	Warehouse condo
ACREAGE	.54 AC
FRONTAGE	+/- 170′
YEAR BUILT	1996
CONSTRUCTION TYPE	Undisclosed
PARKING SPACE	>10
ZONING	GC
LAND USE	Commercial General
UTILITIES	Undisclosed
NO WARRANTY OR REPRESENTATION EXPRESS OR IMPLIED IS MADE AS TO	O THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND THE

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND TH SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, O WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATION ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Excellently maintained warehouse condo in the Hobe Sound Commerce Center building. The 1,260 sf space features an open floor plan which allows for flexible use. Other amenities include restrooms, high ceilings, and a bay door in the rear. Space is ideal for a variety of uses under GC Zoning, including but not limited to: professional offices, construction sales and services, and general retail. Located in a cul-de-sac, with easy accessibility to Bridge Road and US-1.





#### **Listing Contact:**

## **Property Demographics**

# **Open Concept Warehouse Condo**

8844 SE Robwyn Street, Hobe Sound FL 33455

<b>Total Population</b>		Average Household Income		Average Age	9
1 Mile	5,174	1 Mile	\$74,362	1 Mile	46.70
3 Mile	12,815	3 Mile	\$75,359	3 Mile	47.50
5 Mile	21,986	5 Mile	\$74,341	5 Mile	52.20



## **Zoning Information**

# **Open Concept Warehouse Condo**

8844 SE Robwyn Street, Hobe Sound FL 33455

USE CATEGORY	c 0	C O R	C O R	L C	С	G C
		1	2			
Commercial and Business Uses						
Adult business						
Ancillary retail use	Р	Р	Р			
Bed and breakfast inns	Р	Р	Р	Р	Р	
Business and professional offices	Р	Р	Р	Р	Р	Р
Campgrounds						
Commercial amusements, indoor				Р	Р	Р
Commercial amusements, outdoor						Р
Commercial day care				Р	Р	Р
Construction industry trades				Р	Р	Р
Construction sales and services				Р	Р	Р
Family day care		Р	Р			
Financial institutions	Р	Р	Р	Р	Р	Р
Flea markets						Р
Funeral homes				Р	Р	Р
General retail sales and services					Р	Р

USE CATEGORY	С	С	С	L	С	G
	0	0	0	С	С	С
	1000	R	R		10,655	713
		1	2			
Pain management clinics				Р		Р
Parking lots and garages				Р	Р	Р
Recreational vehicle parks				Р	Р	Р
Recreational vehicle parks, limited to the number and configuration of units lawfully		P	Р			
established prior to the effective date of this ordinance						ı
Residential storage facilities	Р	P	Р	Р	Р	Р
Restaurants, convenience, with drive-through facilities						Р
Restaurants, convenience, without drive-through facilities				Р	Р	Р
Restaurants, general				Р	Р	Р
Golf courses						
Golf driving ranges						Р
Hotels, motels, resorts and spas				Р	Р	Р
Kennels, commercial						Р
Limited retail sales and services				Р	Р	Р
Marinas, commercial					Р	Р
Marine education and research						
Medical services	Р	Р	Р	Р	Р	Р

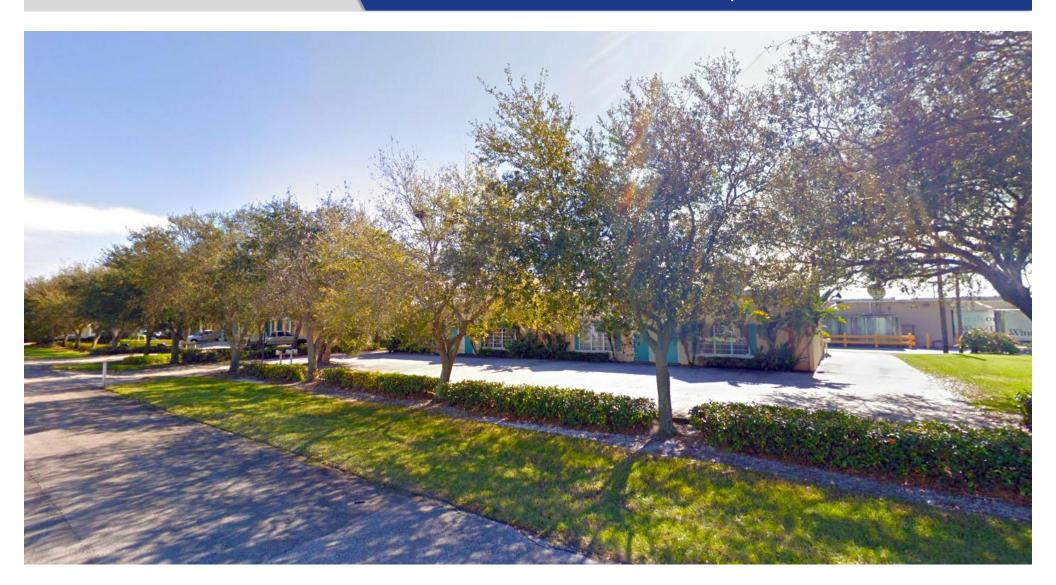


**Listing Contact:** 

#### **Street View**

# **Open Concept Warehouse Condo**

8844 SE Robwyn Street, Hobe Sound FL 33455



Jeremiah Baron & CO.

Commercial Real Estate, LLC

#### **Listing Contact:**

## **Property Aerial**

# Open Concept Warehouse Condo

8844 SE Robwyn Street, Hobe Sound FL 33455



Jeremiah Baron

Commercial Real Estate, LLC

**Listing Contact:**