

Commercial Real Estate, LLC

2844 SE Monroe Street, Stuart FL 34997



Listing Agent:
Matt Crady
772-260-1655
mcrady@commercialrealestatellc.com

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

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Industrial Business Park

2844 SE Monroe Street, Stuart FL 34997

Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	2844 SE Monroe Street, Stuart FL 34997
Price:	\$4,654,148 (\$80.00 psf)
Building Size:	57,830 SF (6 bldgs. total)
Building Type:	Industrial/Warehouse
Acreage:	± 6 AC
Frontage:	286.05
Traffic Count:	32,000 average daily traffic
Year Built:	1988
Construction Type:	CBS
Parking Spaces:	Plenty
Zoning:	LI - Limited Industrial
Land Use:	Industrial
Utilities:	Undisclosed
Note:	Post Office parking lot does not convey with sale. Existing owner will lease back for \$100 per year.

Perfect investment opportunity! Industrial business park features 6 buildings totaling 57,830 square-feet. Property is 100% leased with tenants that include Plantation Shutters, Allman Floral, WSI Welding, and Magnaserv. Additional income can be generated with outdoor storage in the back. **See area highlighted below**



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Income & Expenses

Annual Income	\$493,104.84
Expenses	
RE Taxes	\$40,800.00
Electric	\$1,000.00
Water	\$8,000.00
Insurance	\$25,000.00
Grounds Maintenance	\$10,000.00
Management	\$18,000.00
NOI	\$390,304.84

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Property Demographics

2013 Demographics

Population (Daytime)

1 mile	8,303
3 mile	58,244
5 mile	106,172

Average Household Income

1 mile	\$77,327
3 mile	\$68,436
5 mile	\$73,760

Median Age

1 mile	53
3 mile	47
5 mile	52

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Rent Roll

space	unit	tenant	contact	address	RENT	CAM	TAX	gross rent	exp. Date
KMC BUSINESS PARK									
2000	A 1&2	EVANGELICAL CHURCH		2792 SE MONROE ST	\$ 1,167.67	\$ 216.99	EXEMPT	\$ 1,384.66	monthly
6000	A 3-8	WE'LL FLOOR U		2780 SE MONROE ST	\$ 4,078.75	\$ 1,105.00	\$ 300.00	\$ 5,483.75	12/31/2017
4000	A 4-12	EVENT QUEEN		2772 SE MONROE ST	\$ 1,966.67	\$ 143.22	\$ 126.60	\$ 2,236.49	5/31/2016
2000	B 1 & 2	MANTA AIR		2796-98 SE MONROE ST	\$ 1,157.63	\$ 291.67	\$ 86.96	\$ 1,536.26	12/31/2015
1000	B 3	MARK LIBERTORE		2800 SE MONROE ST	\$ 441.00	\$ 187.50	\$ 37.71	\$ 666.21	10/30/2016
4000	B 4-7	BLACKFIN RODS		2802-08 SE MONROE ST.	\$ 2,427.58	\$ 750.00	\$ 190.66	\$ 3,368.24	3/31/2018
2000	B 8-9	INNOVATIVE POLISHING		2810-12 SE MONROE ST	\$ 1,060.90	\$ 333.34	\$ 83.66	\$ 1,477.90	3/31/2018
1000	B 10	WSI WELDING		2814 SE MONROE ST.	\$ 525.00	\$ 183.80	\$ 41.03	\$ 749.83	4/30/2016
1000	C 1	ALLMAN FLORAL		2826 SE MONROE ST.	\$ 500.00	\$ 85.00	\$ 35.10	\$ 620.10	8/31/2017
1000	C 2	PETER MURRAY		2824 SE. MONROE ST.	\$ 450.00	\$ 50.00	EXEMPT	\$ 500.00	monthly
1000	C 3	WE'LL FLOOR U		2822 SE MONROE ST.	\$ 400.00		\$ 24.00	\$ 424.00	monthly
3000	C 4-8	SANDERS		2816-20 SE. MONROE ST.	\$ 2,537.01	\$ 437.50	\$ 178.48	\$ 3,152.99	1/31/2017
19000	D & F	MAGNASERV		2828-62 SE. MONROE ST.	\$ 13,030.84	\$ 2,044.16	\$ 900.00	\$ 15,975.00	10/31/2021
8450	E 1-9	PLANTATION SHUTTERS		2854-60 SE MONROE ST.	\$ 3,675.00	\$ 583.34	\$ 255.50	\$ 4,513.84	12/31/2016
1500	SHED	PLANTATION SHUTTERS							
880	OFFICE	KMC REALTY GROUP		2844 SE MONROE ST	\$ 300.00		\$ 18.00	\$ 318.00	
	YARD	COOKS ENVIRONMENTAL		11000 sf yd space	\$ 962.50	N/A	\$ 57.75	\$ 1,020.25	12/31/2016
57830		TOTALS			\$ 34,680.55	\$ 6,411.52	\$ 2,335.45	\$ 43,427.52	

ANNUAL PROJECTED INCOME	\$	493,104.84
APPROXIMATE EXPENSES		
RE Taxes	\$	40,800.00
Electric	\$	1,000.00
Water	\$	8,000.00
Insurance	\$	25,000.00
Grounds Maintenance	\$	10,000.00
Management	\$	18,000.00
Total Expenses	\$	102,800.00
NOI	\$	390,304.84

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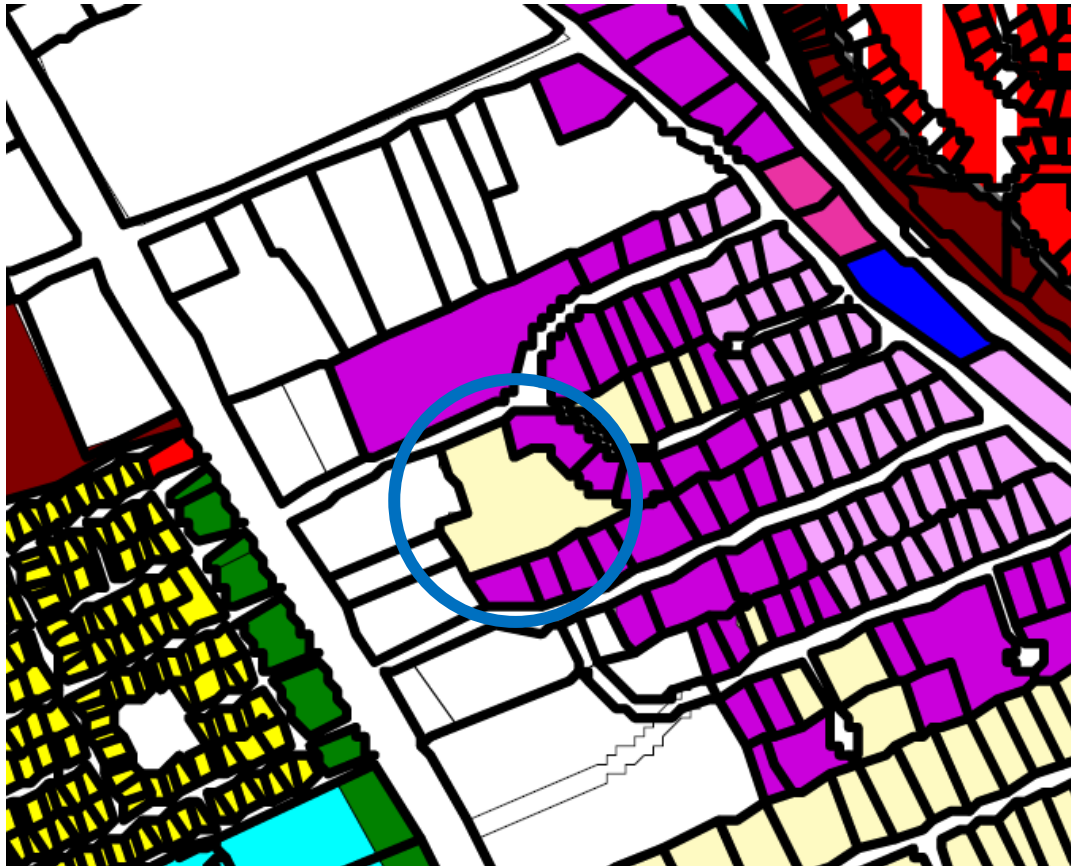
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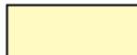
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Zoning & Future Land Use Map



 LI (Limited Industrial District)

LI - Limited Industrial

The LI district is intended to implement CGMP policies for lands designated Industrial on the Future Land Use Map of the CGMP. This district is designed to minimize the potential for negative impacts on surrounding properties.

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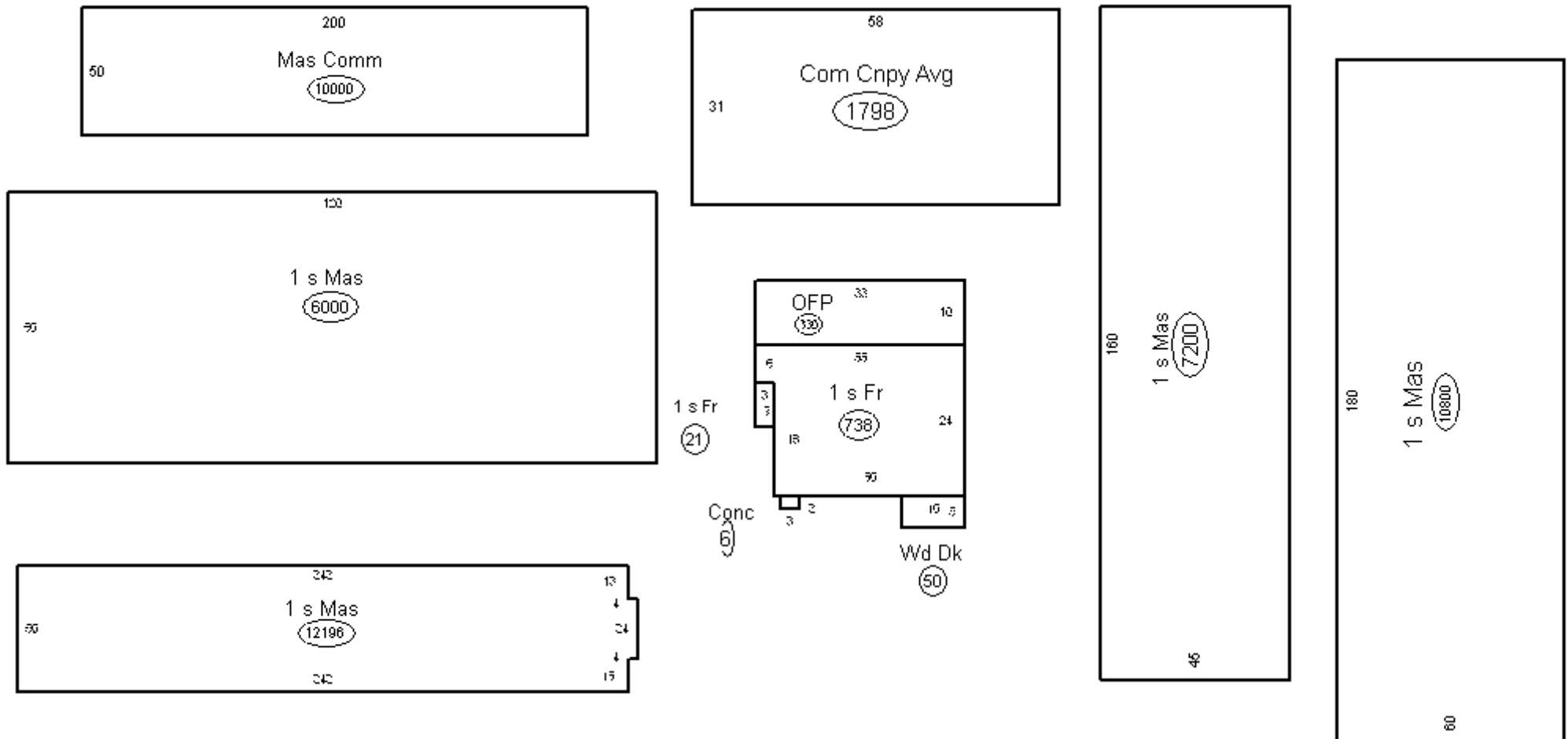
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Floor Plan



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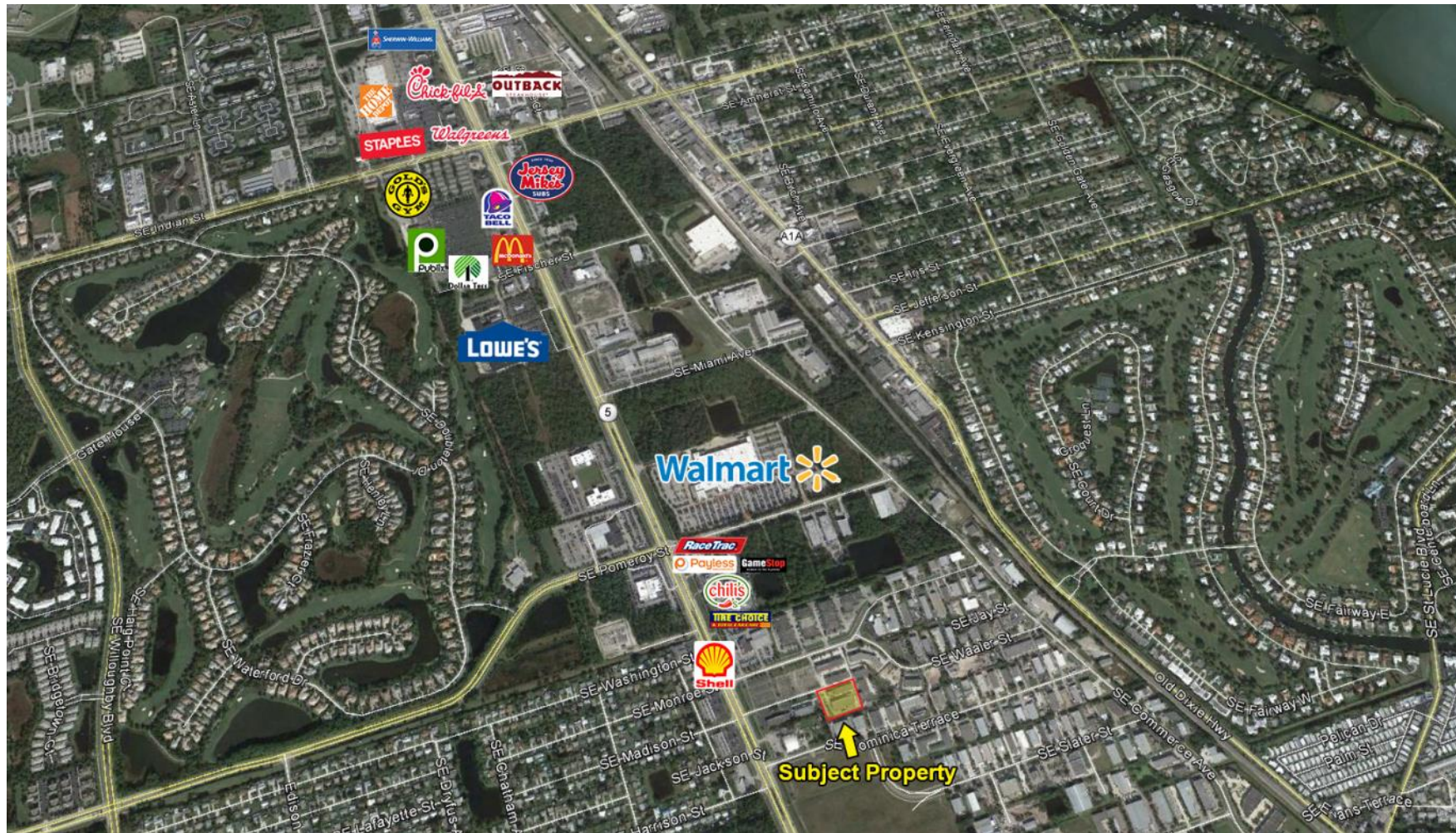
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Property Aerial



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