

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Mixed Use Retail/Warehouse

401 NW Wright Blvd. Stuart FL, 34994



For Sale
\$650,000

Listing Agent:
Alex Rodriguez-Torres
772-353-0638
rteincorporated@aol.com

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

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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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2015 Demographics

Population (Daytime)

1 mile
3 mile
5 mile

Average Household Income

1 mile
3 mile
5 mile

Median Age

1 mile
3 mile
5 mile

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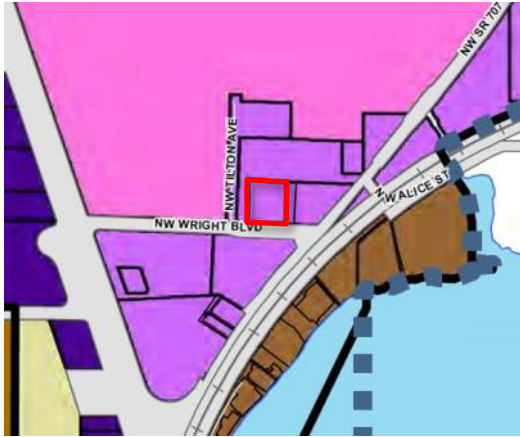
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Zoning & Future Land Use Map



UG - Urban District Uses

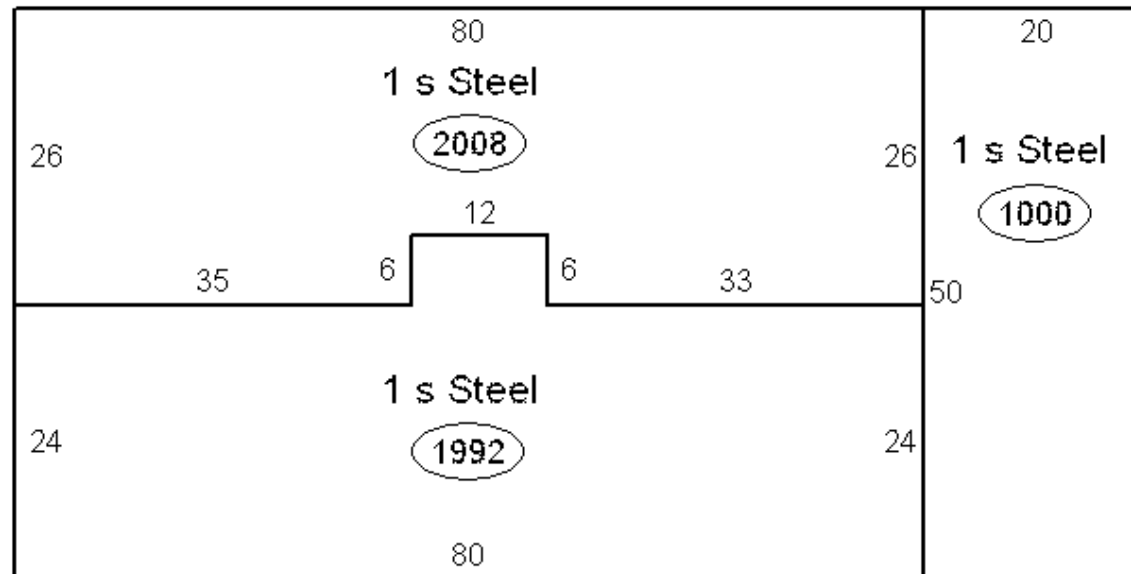
i.	Single-family residences;
ii.	Duplex or two-family residences;
iii.	Multifamily residences;
iv.	Accessory buildings;
v.	Greenhouses--Maximum 500 square feet;
vi.	Public parks;
vii.	Public utility stations;
viii.	Libraries;
ix.	Community centers;
x.	Government buildings;
xi.	Churches;
xii.	Hotels/motels;
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;
xxii.	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;
xxiv.	Existing marine industrial uses;
xxxv.	Drugstores and pharmacies (if 2,000 square feet or less).

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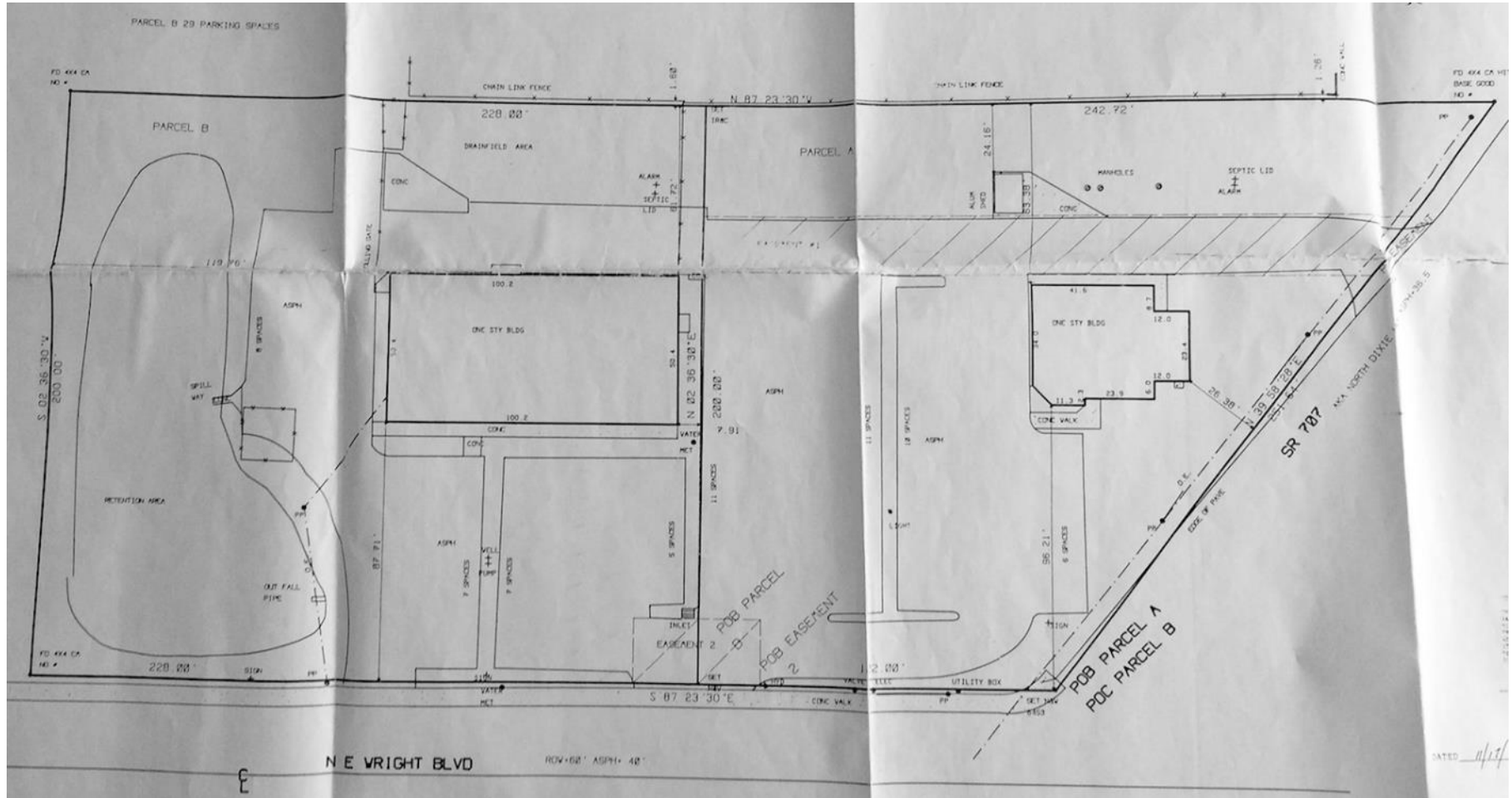
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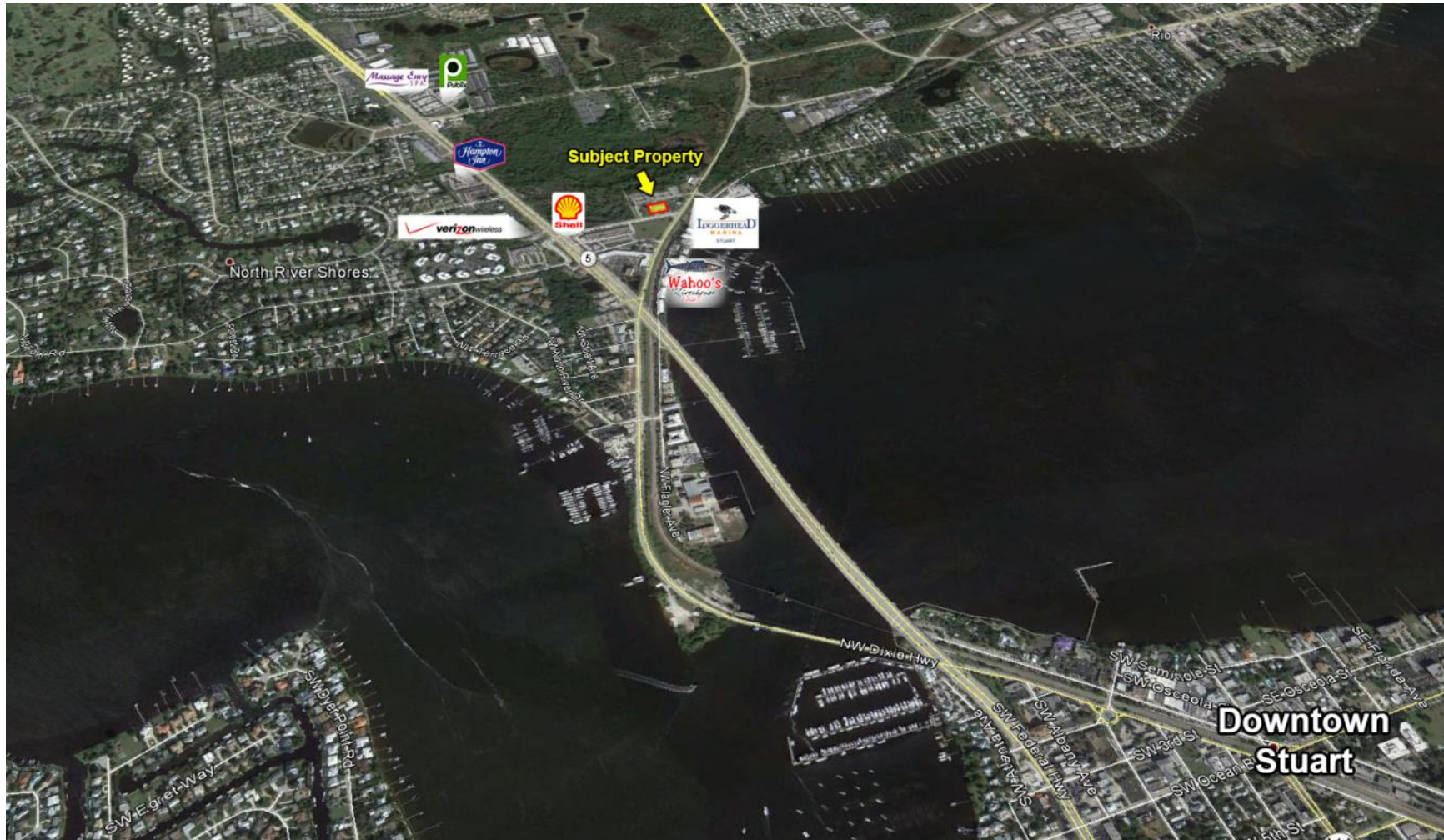
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Property Aerial



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