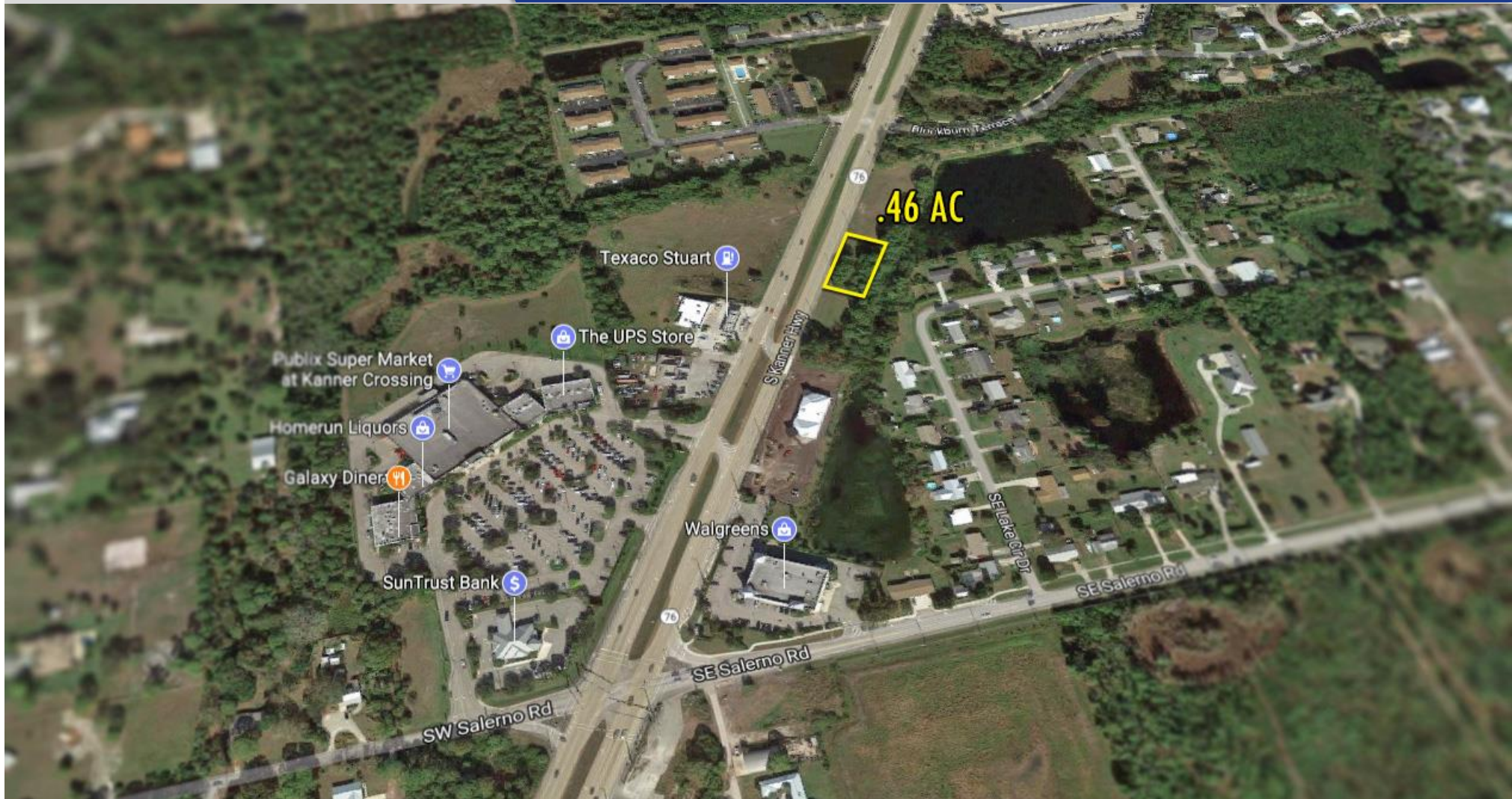


FOR SALE

\$297,000

.46 AC Vacant Land

Kanner Highway, Stuart FL 34997



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

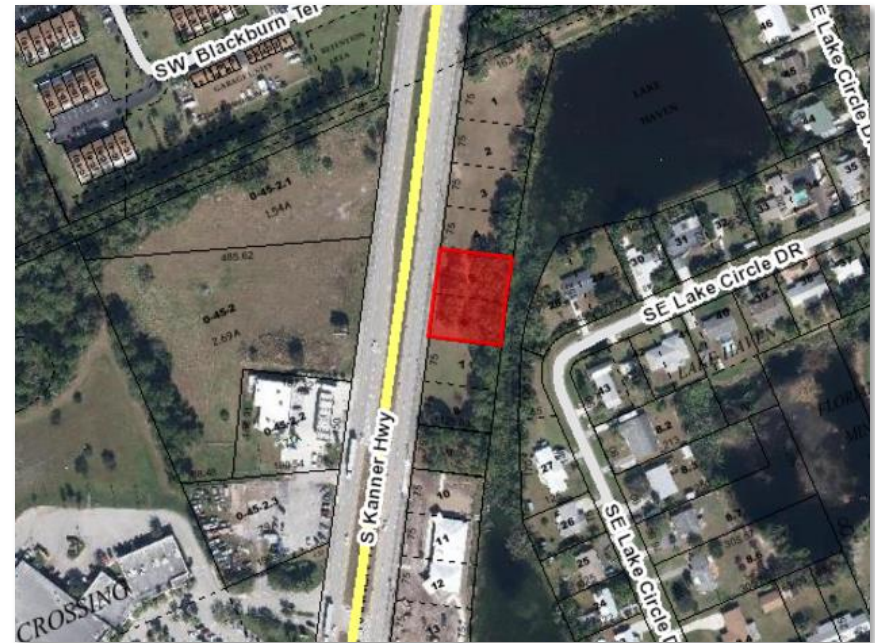
.46 AC Vacant Land

Kanner Highway, Stuart FL 34997

LOCATION	Kanner Highway, Stuart FL 34997
PRICE	\$297,000
PARCEL ID	55-38-41-008-000-00050-0
BUILDING TYPE	--
ACREAGE	.46 AC
FRONTAGE	150'
TRAFFIC COUNT	27,204 AADT
YEAR BUILT	--
CONSTRUCTION TYPE	--
PARKING SPACE	--
ZONING	B-1
LAND USE	COR - Commercial, Office, Residential
UTILITIES	Martin County

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

Excellent purchase opportunity!! Developable 0.46 acre parcel located in the growing area of Stuart. Ideally suited for a professional office or other commercial business. In close proximity to the Publix-anchored shopping center, and just a few miles away from I-95 and US-1.



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Property Demographics

.46 AC Vacant Land
Kanner Highway, Stuart FL 34997

2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	2,645	1 Mile	\$72,109	1 Mile	43.70
3 Mile	31,316	3 Mile	\$77,507	3 Mile	44.20
5 Mile	83,062	5 Mile	\$74,613	5 Mile	46.30

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Zoning Information

.46 AC Vacant Land Kanner Highway, Stuart FL 34997

Sec. 3.417. - 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.

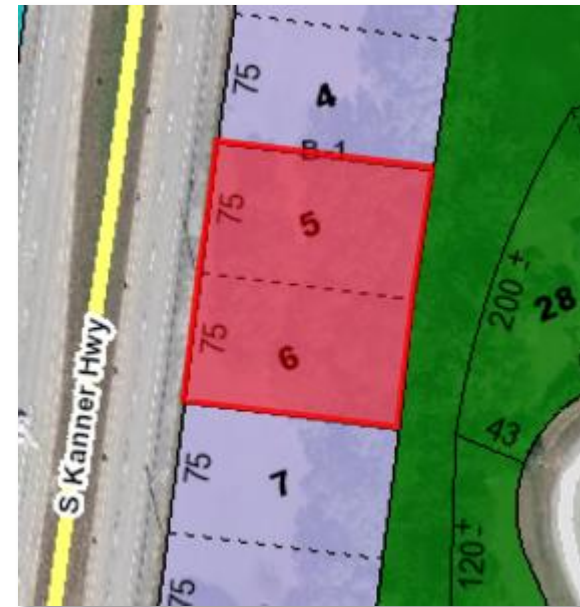
3.417.C. Minimum yards required.

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)



Property Aerial

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Kanner Highway, Stuart FL 34997



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