

**FOR SALE**

**\$425,000**

**Professional Office Building**

**700 S Colorado Ave. Stuart FL, 34994**



**Jeremiah Baron**  
& CO.

**Commercial Real Estate, LLC**

**Listing Contact:**

**KC Daniel | 772-263-1565 | [Kcdaniel@commercialrealestatellc.com](mailto:Kcdaniel@commercialrealestatellc.com)**

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



# Property Details

## Professional Office Building

700 S Colorado Ave. Stuart FL, 34994

PRICE	\$425,000
BUILDING SIZE	2,056 SF
BUILDING TYPE	Office
ACREAGE	.09 AC
FRONTAGE	74.64'
TRAFFIC COUNT	16,626 AADT
YEAR BUILT	1965
CONSTRUCTION TYPE	Masonry/Brick
PARKING SPACE	5+
ZONING	UC - Urban Center
LAND USE	Office Building
UTILITIES	City of Stuart

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Excellent professional one-story building located right on S Colorado Ave. in the corner of a roundabout. Building has a brand new roof. Property is centrally located between US-1 and the Downtown Stuart area. Single tenant is occupying the property, they will have a one year lease once the building gets sold.



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## Property Demographics

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### 2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	3,861	1 Mile	\$58,926	1 Mile	46.70
3 Mile	48,464	3 Mile	\$68,955	3 Mile	46.50
5 Mile	97,501	5 Mile	\$75,596	5 Mile	46.40

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# Zoning Information

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## UC - Urban Center (Permitted Uses)

<i>Commercial Uses</i>			
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee	Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Art galleries	1 per 200 square feet	Massage therapy establishments	1 per 300 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area	Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops.
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per Sec. 6.01.07	Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional); 1 per 300 square feet (low intensity medical) 1 per 200 square feet (medical and veterinary)
Barbershop, Beauty Salons, Specialty Salons	2 per station	Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Bars	1 per 4 seats	Restaurants, convenience and general	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet	Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface.	Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet	Studios (art, dance, music, exercise)	1 per 300 square feet
		Theaters	1 per 4 seats

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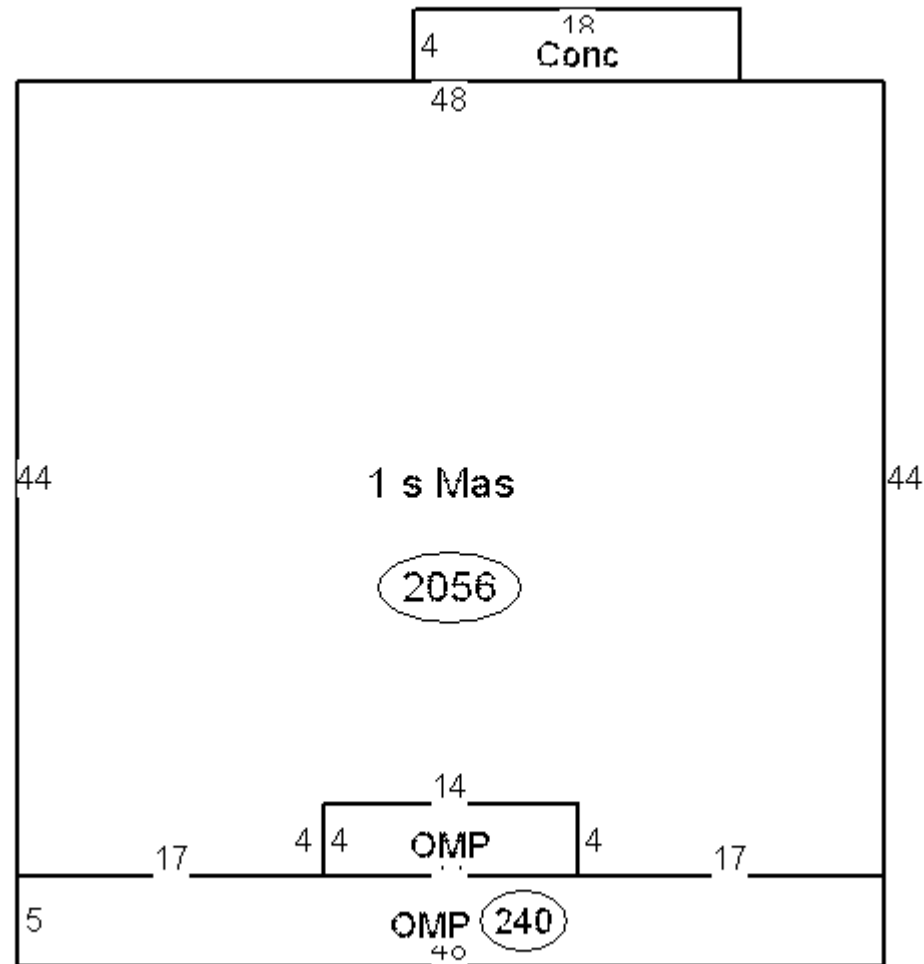
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# Floor Plan

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# Property Aerial

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