

FOR SALE

\$299,000

Office Building + Large Parking Lot

828 - 834 SE Lincoln Ave. Stuart FL, 34994



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

KC Daniel | 772-263-1565 | Kcdaniel@commercialrealestatellc.com

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

Property Details

Office Building + Large Parking Lot

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| | |
|-------------------|---|
| PRICE | \$299,000 |
| BUILDING SIZE | 840 SF |
| BUILDING TYPE | 1 Story Office |
| ACREAGE | (834) 0.17 AC / (828) 0.25 AC (0.42 AC Total) |
| FRONTAGE | +/- 148.2' |
| TRAFFIC COUNT | 7,271 AADT (from A1A) |
| YEAR BUILT | 1955 |
| CONSTRUCTION TYPE | Mas |
| PARKING SPACE | Plenty |
| ZONING | B-2 (Stuart) |
| LAND USE | Office Building / Parking Lot |
| UTILITIES | Undisclosed |

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 840 SF office building with an additional 0.25 AC of parking/storage space next door. Formerly occupied by Apex Pavers, space can be used for comparable business or other uses including kennels, clubs, lodges, retailer and more! Interior of building consists of an open office area, private office, conference room, and restroom. Located in close proximity to Downtown Stuart and US-1. *Lease options available*



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Property Demographics

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2017 Demographics

| Total Population | | Average Household Income | | Average Age | |
|------------------|--------|--------------------------|----------|-------------|-------|
| 1 Mile | 5,302 | 1 Mile | \$54,946 | 1 Mile | 44.10 |
| 3 Mile | 51,196 | 3 Mile | \$69,322 | 3 Mile | 46.10 |
| 5 Mile | 98,714 | 5 Mile | \$75,678 | 5 Mile | 46.50 |

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Zoning Information

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| Business and PUD Districts Uses | B-1 | B-2 |
|---|-----|-----|
| Adult businesses (refer to supplemental standards in Section 2.06.11) | | CU |
| Adult day care centers | P | P |
| Automatic amusement center and game room | | P |
| Automobile repair services, major and minor (refer to supplemental standards in Section 2.06.06) | | P |
| Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in Section 2.06.06) | | P |
| Bakery, retail and/or wholesale warehouses | | P |
| Banks/financial institutions | P | P |
| Barbershop, beauty salons, specialty salons | P | P |
| Bars | P | P |
| Boat building, indoors | | |
| Boat sales and service (refer to supplemental standards in Section 2.06.06) | | P |
| Boat storage, dry | | P |
| Bowling alleys | | P |
| Bus and train (passenger) station/terminals | | P |
| Car wash | | P |
| Catering shops | P | P |
| Cemeteries | | P |
| Child care center (refer to supplemental standards in Section 2.06.05) | P | P |
| Clubs, lodges, and fraternal organizations | | P |
| Cold storage | | |
| Community garden (refer to supplemental standards in Section 2.06.08) | P | P |
| Craft distillery | P | P |
| Crematoriums | | CU |
| Dry boat storage | | P |
| Drycleaning establishment | | P |
| Family day care home in a residence | P | P |
| Farm equipment and supply sales establishments, including open storage | | |
| Flea markets | | |
| Funeral homes | | P |
| Funeral homes with crematorium | | CU |
| Gasoline or other motor fuel stations (refer to supplemental standards in Section 2.06.06) | | P |

| Business and PUD Districts Uses | B-1 | B-2 |
|---|-----|-----|
| Golf course | | |
| Golf driving range (not accessory to golf course) | | P |
| Golf course, miniature | | P |
| Health club | | P |
| Health spas | | P |
| Hotels, motels | P | P |
| Industrial, low-impact within enclosed facility | | |
| Kennels | | P |
| Laundry establishments (self service) | | P |
| Libraries | P | |
| Massage therapy establishments | P | P |
| Microbrewery | P | P |
| Manufactured/mobile home park/RV park | | |
| Multi-family dwelling units | P | |
| Museums | P | P |
| Newspaper or publishing plant | | |
| Office, business or professional | P | P |
| Office, low intensity medical | P | P |
| Office, medical | P | P |
| Office, veterinary | P | P |
| Outdoor storage (refer to standards in Section 6.10.00) | P | P |
| Parking garages (private or government provided public) | P | P |
| Parking lots (private or government provided public) | P | P |
| Place of public assembly | | P |
| Pool hall/billiard parlor | | P |
| Public facilities and services | P | P |
| Public parks | P | P |
| Public utilities ¹ | P | P |
| Radio and/or television broadcast stations | | P |
| Religious institutions | | P |
| Repair services | | P |
| Residential units combined with non-residential uses | P | P |
| Restaurants, convenience and general | P | P |
| Restaurants, limited | | |
| Retail, bulk merchandise | | P |
| Retail, department store | | P |
| Retail, furniture stores | | P |
| Retail, intensive sales and service | P | P |
| Retail, non-intensive sales and service | | P |

| Business and PUD Districts Uses | B-1 | B-2 |
|---|-----|-----|
| Retail, regional mall | | P |
| Retail, strip shopping center | | P |
| Rooftop dining area (refer to supplemental standards in Section 2.06.19) | CU | CU |
| Skating rink, rolling or ice | | P |
| School-private, parochial, technical | P | P |
| Shooting range, indoor (refer to Supplemental Standards Sec. 2.06.16) | | P |
| Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage | | P |
| Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in Section 2.06.12) | CU | CU |
| Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure (refer to supplemental standards in Section 2.06.12) | P | P |
| Studio (art, dance, music, exercise) | | P |
| Swimming pools | | P |
| Telecommunications towers | | CU |
| Theaters | P | P |
| Urban farm (refer to supplemental standards in Section 2.06.08) | P | P |
| Warehouse, general storage | | |
| Warehouse, mini-storage | | |
| Warehouse, wholesale and distribution | | |

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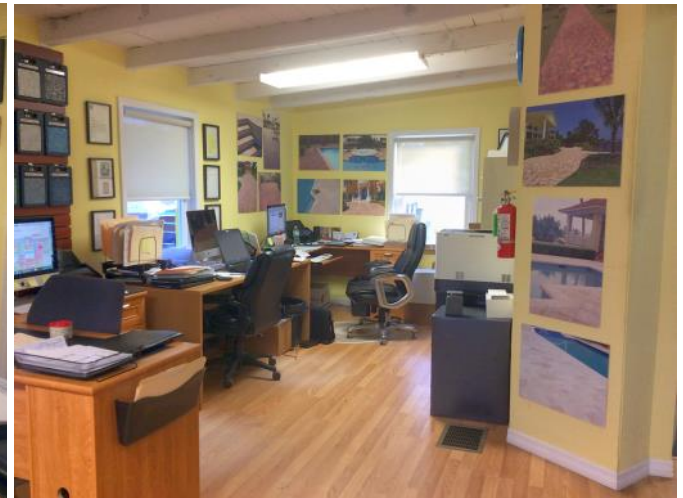
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Interior Photos

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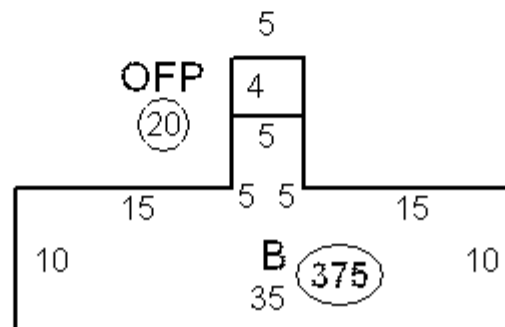
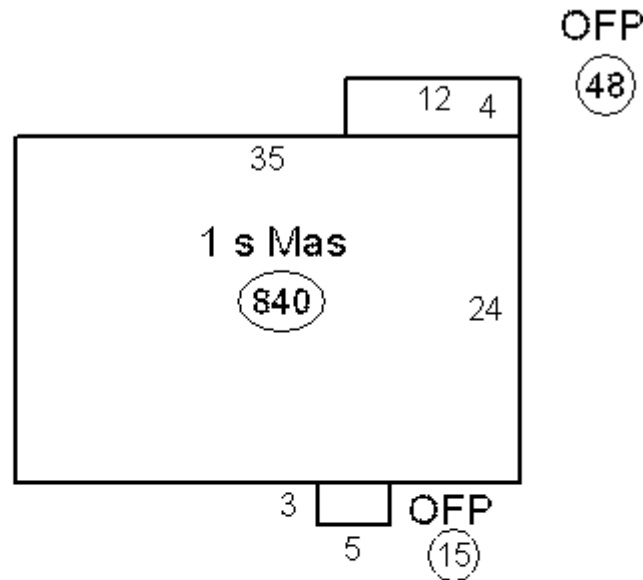
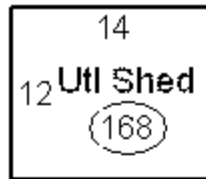
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Floor Plan

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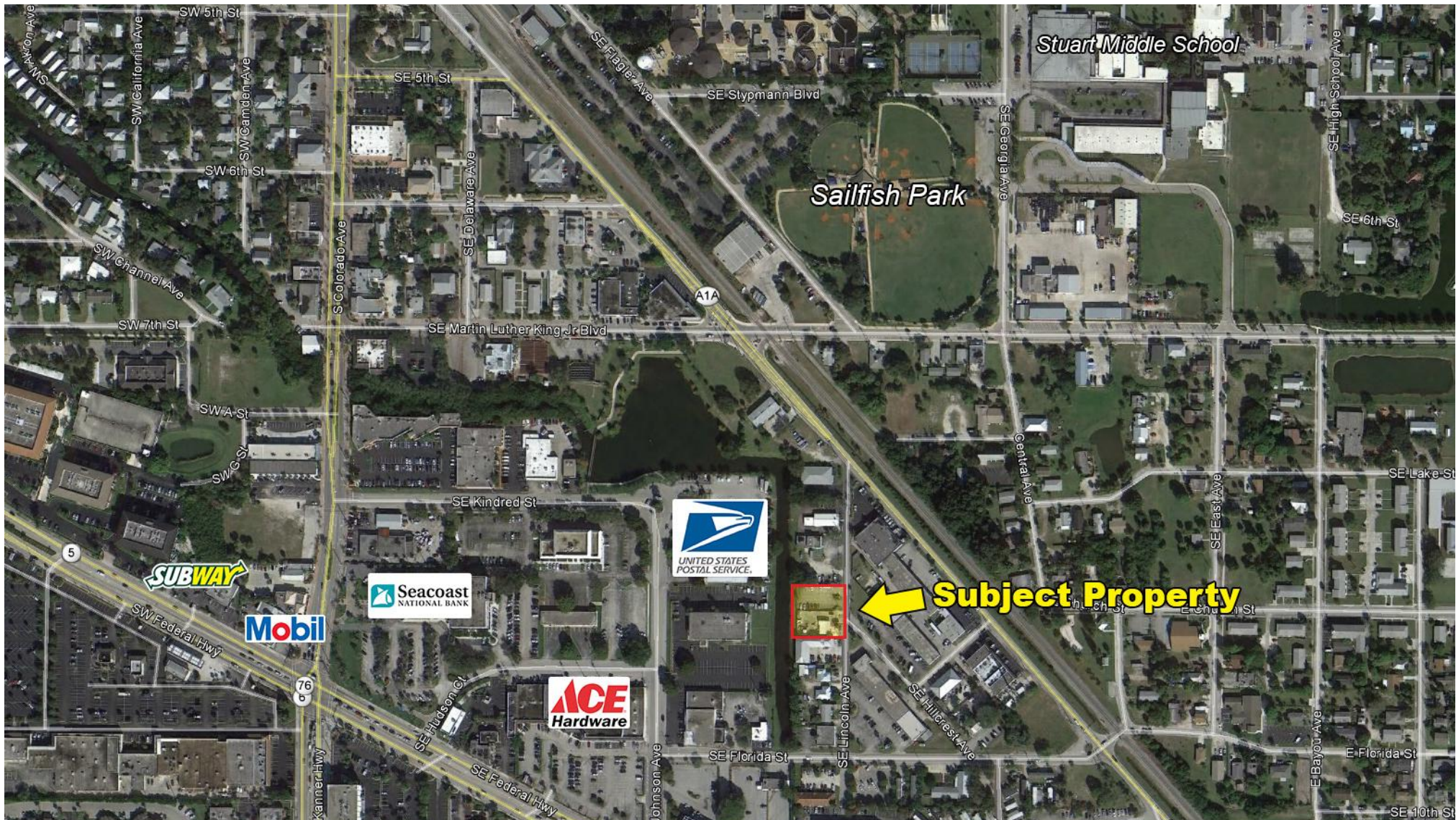
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Property Aerial

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