

FOR SALE

\$1,000,000

Medical/Rehab Buildings

295 SE Florida St. Stuart FL 34994



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

Medical/Rehab Buildings

295 SE Florida St. Stuart FL 34994

PRICE	\$1,000,000
BUILDING SIZE	2,646 sf
BUILDING TYPE	Medical Office
ACREAGE	0.17 AC
FRONTAGE	50
TRAFFIC COUNT	6,200
YEAR BUILT	1981
CONSTRUCTION TYPE	Concrete Block
PARKING SPACE	10
ZONING	B-2-Business-General
LAND USE	Commercial
UTILITIES	City of Stuart

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.

This deal includes 4 individual buildings that can be easily converted into a rehabilitation facility with convenient access to a medical building.

This Freestanding Medical Office features a waiting & reception area, 2 private offices, 4 exam rooms, laboratory, kitchenette and 2 restrooms. A new roof was installed in 2010 with a 20 year warranty. There are 10 private parking spaces and easy access to US #1 or SE Dixie Hwy.

The property is conveniently located within 2.5 miles of Martin Memorial Hospital, close to Martin County Courthouse and Downtown Stuart.



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Property Details

Medical/Rehab Buildings

918 SE Lincoln Ave Stuart FL 34994

BUILDING SIZE	1,060 sf
BUILDING TYPE	Single-Family Transitional
ACREAGE	0.17 AC
FRONTAGE	40
TRAFFIC COUNT	6,200
YEAR BUILT	1956
CONSTRUCTION TYPE	Stucco
PARKING SPACE	Driveway
ZONING	B-2-Business-General
LAND USE	Commercial
UTILITIES	City of Stuart

Currently a single-family home features 3 beds, 2 baths, carport, large yard, and it's approximately 1,060 square feet. The property has a lot size of 7,548 Sqft and was built in 1956.



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Property Details

Medical/Rehab Buildings

912 SE Lincoln Ave Stuart FL 34994

BUILDING SIZE	528 sf
BUILDING TYPE	Single-Family Transitional
ACREAGE	0.15 AC
FRONTAGE	40
TRAFFIC COUNT	6,200
YEAR BUILT	1953
CONSTRUCTION TYPE	Wood Frame
PARKING SPACE	Driveway
ZONING	B-2-Business-General
LAND USE	Commercial
UTILITIES	City of Stuart

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This is a single-family home that features 1 bed, 1 bath, large yard, and approximately 528 square feet. The property has a lot size of 6,678 Sqft and was built in 1953.



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Property Details

Medical/Rehab Buildings

908 SE Lincoln Ave Stuart FL 34994

BUILDING SIZE	1,012 sf
BUILDING TYPE	Single-Family Transitional
ACREAGE	0.16 AC
FRONTAGE	+/- 58'
TRAFFIC COUNT	6,200
YEAR BUILT	1953
CONSTRUCTION TYPE	Wood Frame
PARKING SPACE	Driveway
ZONING	B-2-Business-General
LAND USE	Commercial
UTILITIES	City of Stuart

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This is a single-family home that features 1 bed, 2 bath, large yard, and a shed. The property has a lot size of 7,000 Sqft and was built in 1953.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	6,338	1 Mile	\$53,753	1 Mile	43.70
3 Mile	49,974	3 Mile	\$69,942	3 Mile	46.10
5 Mile	98,375	5 Mile	\$75,898	5 Mile	46.50

Zoning Information

Medical/Rehab Buildings

295 SE Florida St. Stuart FL 34994

Business and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD	MXPUD
Golf course					A	A
Golf driving range (not accessory to golf course)		P			A	A
Golf course, miniature		P			A	A
Health club		P			A	A
Health spas		P			A	A
Hotels, motels	P	P			A	A
Industrial, low-impact within enclosed facility				P		A
Kennels		P			A	A
Laundry establishments (self service)		P		P	A	A
Libraries	P		P		A	A
Massage therapy establishments	P	P	P		A	A
Microbrewery	P	P		P	A	A
Manufactured/mobile home park/RV park					A	
Multi-family dwelling units	P					A
Museums	P	P			A	A
Newspaper or publishing plant				P	A	A
Office, business or professional	P	P	P	P	A	A
Office, low intensity medical	P	P	P	P	A	A
Office, medical	P	P	P	P	A	A
Office, veterinary	P	P	P	P	A	A
Outdoor storage (refer to standards in Section 6.10.00)	P	P		P	A	A
Parking garages (private or government provided public)	P	P			A	A
Parking lots (private or government provided public)	P	P			A	A
Place of public assembly		P			A	A
Pool hall/billiard parlor		P			A	A
Public facilities and services	P	P	P	P	A	A
Public parks	P	P	P	P	A	A
Public utilities ¹	P	P	P	P	A	A
Radio and/or television broadcast stations		P			A	A
Religious institutions		P			A	A
Repair services		P		P	A	A
Residential units combined with non-residential uses	P	P	P		A	A
Restaurants, convenience and general	P	P			A	A
Restaurants, limited				P		A
Retail, bulk merchandise		P		P	A	A
Retail, department store		P			A	A
Retail, furniture stores		P			A	A
Retail, intensive sales and service	P	P			A	A
Retail, non-intensive sales and service		P		P	A	A

Business and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD	MXPUD
Adult businesses (refer to supplemental standards in Section 2.06.11)		CU				
Adult day care centers	P	P	P	CU	A	A
Automatic amusement center and game room		P			A	A
Automobile repair services, major and minor (refer to supplemental standards in Section 2.06.06)		P			A	A
Automobile sales provided all repair and service shall be done within an enclosed building (refer to supplemental standards in Section 2.06.06)		P			A	A
Bakery, retail and/or wholesale warehouses		P		P	A	A
Banks/financial institutions	P	P		P	A	A
Barbershop, beauty salons, specialty salons	P	P			A	A
Bars	P	P			A	A
Boat building, indoors					A	
Boat sales and service (refer to supplemental standards in Section 2.06.06)		P			A	A
Boat storage, dry		P		P	A	A
Bowling alleys		P			A	A
Bus and train (passenger) station/terminals		P			A	A
Car wash		P			A	A
Catering shops	P	P			A	A
Cemeteries		P			A	A
Child care center (refer to supplemental standards in Section 2.06.05)	P	P	P	CU	A	A
Clubs, lodges, and fraternal organizations		P			A	A
Cold storage					A	
Community garden (refer to supplemental standards in Section 2.06.08)	P	P	P	P	A	A
Craft distillery	P	P		P	A	A
Crematoriums		CU			A	A
Dry boat storage		P		P	A	A
Drycleaning establishment		P		P	A	A
Family day care home in a residence	P	P			A	A
Farm equipment and supply sales establishments, including open storage					A	A
Flea markets					A	
Funeral homes		P			A	A
Funeral homes with crematorium		CU			A	A
Gasoline or other motor fuel stations (refer to supplemental standards in Section 2.06.06)		P			A	A

Business and PUD Districts Uses	B-1	B-2	B-3	B-4	CPUD	MXPUD
Retail, regional mall		P			A	A
Retail, strip shopping center		P		P	A	A
Rooftop dining area (refer to supplemental standards in Section 2.06.19)		CU	CU		CU	CU
Skating rink, rolling or ice		P			A	A
School-private, parochial, technical	P	P			A	A
Shooting range, indoor (refer to Supplemental Standards Sec. 2.06.16)		P		P	A	
Sign painting and/or sign manufacturing shops within enclosed facility without outdoor storage		P		P	A	A
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in Section 2.06.12)	CU	CU		CU	A	A
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		P	A	A
Studio (art, dance, music, exercise)		P			A	A
Swimming pools		P			A	A
Telecommunications towers		CU		CU	A	A
Theaters	P	P			A	A
Urban farm (refer to supplemental standards in Section 2.06.08)	P	P	P	P	A	A
Warehouse, general storage				P	A	A
Warehouse, mini-storage				P	A	A
Warehouse, wholesale and distribution				P	A	A

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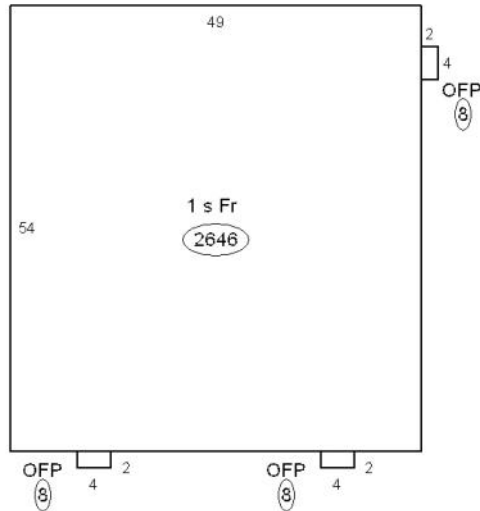
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Floor Plan

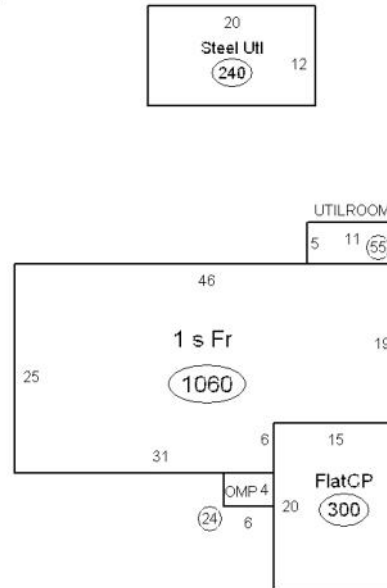
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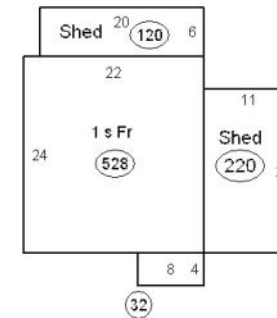
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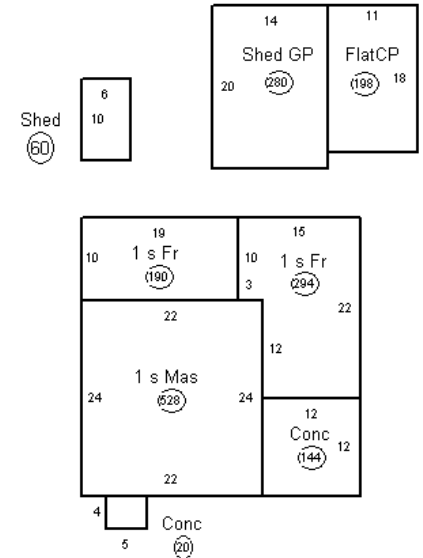
295 SE FLORIDA ST



918 SE lincoln Ave



912 SE Lincoln Ave



908 SE Lincoln Ave.

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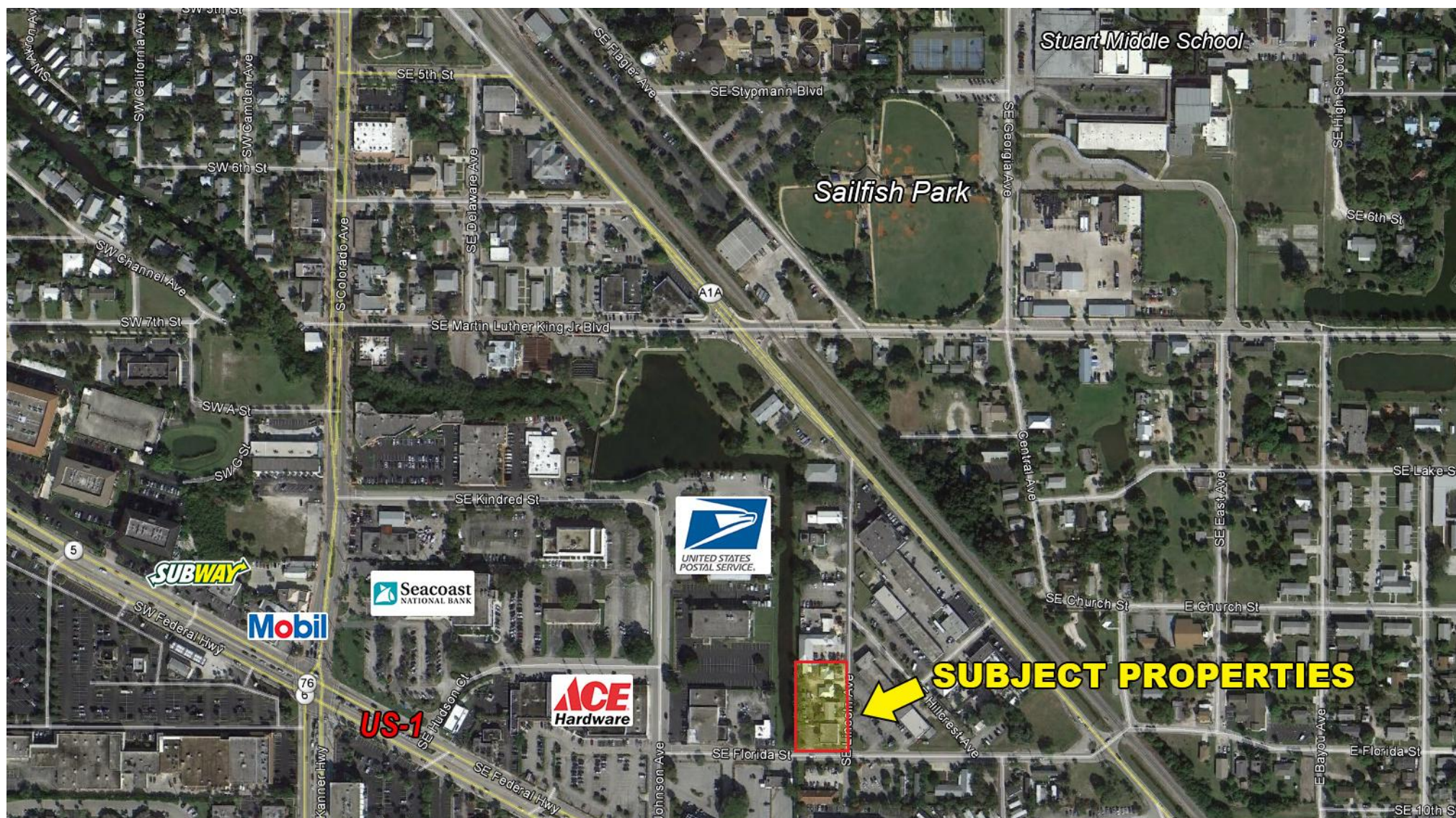
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Property Aerial

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