

SEAHOUSE APARTMENTS

601 S Ocean Dr. Fort Pierce FL 34949



FOR SALE | \$3,200,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Brian Schwan

772.286.5744 Office

772.215.1167 Mobile

bschwan@commercialrealestatellc.com

PROPERTY OVERVIEW

- Discover a prime investment with this 12-unit multifamily apartments currently grossing \$225,000 annually.
- The unit mix includes two spacious 2-bedroom/2-bathroom units, three comfortable 1-bedroom/1-bathroom units, and seven efficiently designed units.
- The strategic location along the Atlantic coast further adds value to the investment, as it positions the property within a desirable and sought-after destination. The potential for high rental demand, coupled with the picturesque surroundings, ensures not just a sound financial investment but also an opportunity to capitalize on the growing market for vacation rentals.



PRICE	\$3,200,000
TOTAL AREA	5,569 SF (combined)
BUILDING TYPE	Multifamily
ACREAGE	0.46 AC
FRONTAGE	78.75'
TRAFFIC COUNT	7,400 ADT
YEAR BUILT	1950–1952
CONSTRUCTION TYPE	CB Stucco
ZONING	R-4A
LAND USE	HIR
PARCEL ID	2401-502-0020-000-4

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SITE PHOTOS



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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,841	1 Mile	\$83,079	1 Mile	58.7
3 Mile	57,823	3 Mile	\$61,608	3 Mile	44.7
5 Mile	134,292	5 Mile	\$67,963	5 Mile	46.2
2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	4,121	1 Mile	\$64,243	1 Mile	52.3
3 Mile	61,153	3 Mile	\$43,857	3 Mile	43.9
5 Mile	141,264	5 Mile	\$49,901	5 Mile	44.7

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ZONING INFORMATION

ZONING DISTRICT	R4A
-Detached House	P
-Duplex	P
-Townhouse	P
-Multi-Dwelling Building	P
-Mobile or Manufactured Home	-
-Manufactured Home Park or Subdivision	-
-Mobile Home Park	-
-Mixed-Use Building or Development	C
Home Occupations (per requirements of Section 125-318)	P
Group Living (except as noted below)	C
-Community Residential Home, Type 1 (1-6 residents)	P
-Community Residential Home, Type 2 (7-14 residents)	-
-Dormitories, Fraternity and Sorority Houses	C
Community/Cultural (except as noted below)	C
-Community Center	C
-Fraternal Organization/Lodge	C
-Library or Cultural Exhibit	C
-Environmental Research and Education Facilities	C

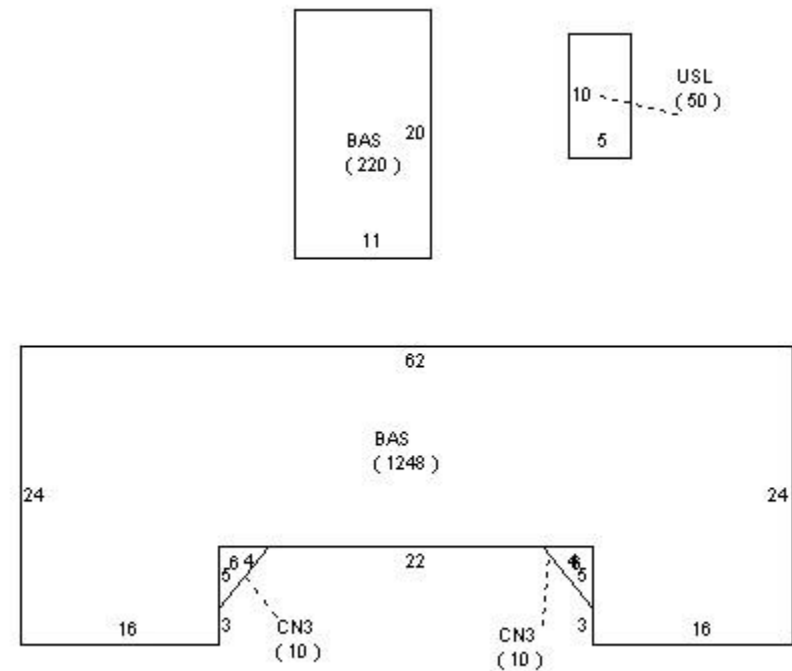
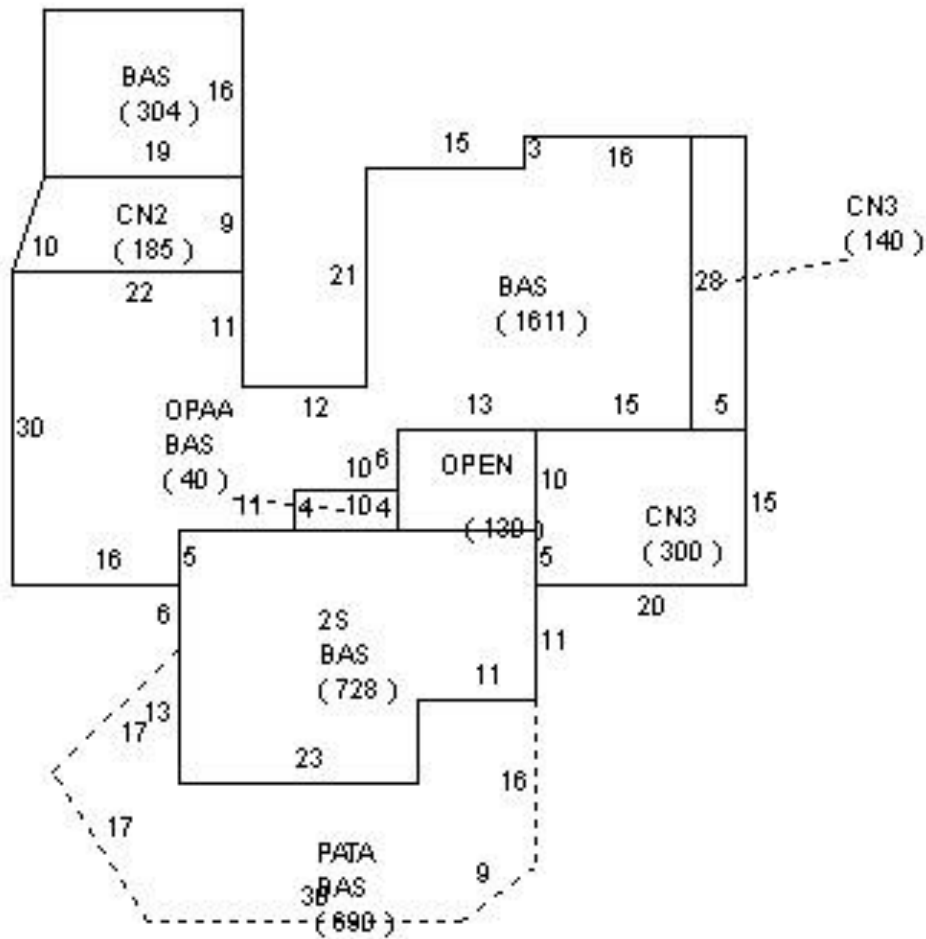
Day Care	C
-Adult Day Care Center	C
-Day Care Center	C
-Child Care Facility	C
-Family Day Care Home	P
Educational Facilities	
-College or University	C
-Elementary, Middle or High School	C
-Marine Research/Education Facilities	-

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FLOOR SKETCH



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TRADE AREA MAP



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