

FOR SALE

\$425,000/each

Westwood Manor Homes

2207 & 2209 S 33rd St., 2210 S 34th St. Fort Pierce FL 34947



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

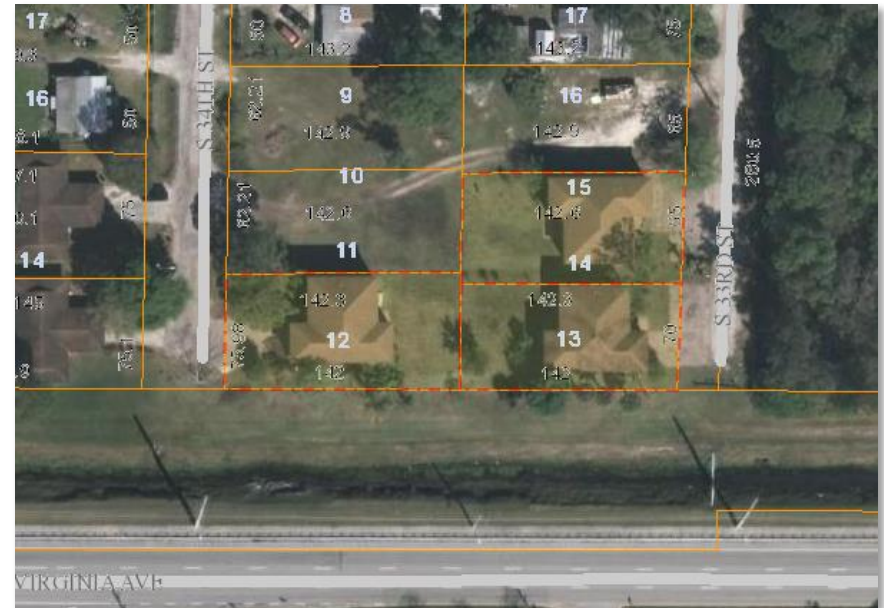
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PRICE	PRICE REDUCED (\$499,000) \$425,000/each
BUILDING SIZE	4,324 SF (all)
NO. OF ROOMS	8 bed / 8 bath
BUILDING TYPE	Residential
ACREAGE	0.21 + 0.23 + 0.25 (.69 AC Total)
YEAR BUILT	(2209) 2011 (2209 + 2210) 2008
CONSTRUCTION TYPE	CBS
ZONING	C3
LAND USE	Residential
UTILITIES	Undisclosed

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Excellent large family homes available for purchase (all vacant) All three homes features 8 bed and 8 baths and adequate yard space. Located at the very end of the street, quick access to the Indian River State College, the Lawnwood Regional Medical Center, Walmart Supercenter and just a short distance from I-95 and US-1.



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Property Demographics

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,242	1 Mile	\$37,697	1 Mile	34.60
3 Mile	42,787	3 Mile	\$35,292	3 Mile	36.30
5 Mile	71,823	5 Mile	\$47,345	5 Mile	39.70

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Zoning Information

Westwood Manor Homes 2207 & 2209 S 33rd St., 2210 S 34th St. Fort Pierce FL 34947

R3 - Single-Family Moderate Density Zone

(a) Purpose. The major purpose of this zoning district is to provide for areas of single-family dwellings with an average net density in conventional developments of approximately six (6) units per acre or less. Innovative residential developments, however, may have higher densities. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

(b) Basic use standards. Uses in an R-3 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area for a single-family dwelling shall be seven thousand two hundred (7,200) square feet.
- b. The minimum lot area for a duplex will be twelve thousand (12,000) square feet.
- c. The minimum lot width shall be seventy-five (75) feet for a duplex.
- d. The minimum lot width for other uses will be sixty-five (65) feet.
- e. The minimum lot depth for a duplex will be one hundred twenty (120) feet.
- f. The minimum lot depth for other uses shall be one hundred (100) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
- c. The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be six (6) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.

(3) Lot coverage. Buildings will not cover more than thirty-five (35) per cent of the lot.

(4) Building heights. No building shall exceed a height of twenty-eight (28) feet above grade, except that conditional uses with buildings that have a maximum height of thirty-five (35) feet above grade may be approved.

(c) Other applicable use standards.

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least six (6) feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is thirty thousand (30,000) square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least twenty-five (25) feet, except the minimum frontage for a lot on a cul-de-sac shall be fifteen (15) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-26, 6-15-81; Ord. No. I-222, § 4, 6-1-87; Ord. No. J-29, §§ 5—8, 12-7-92; Ord. No. K-24, § 4, 8-21-2000; Ord. No. K-148, § 1, 4-15-02; Ord. No. L-82, § 2, 4-20-09; Ord. No. L-295, § 7, 11-4-13)

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Site Photos

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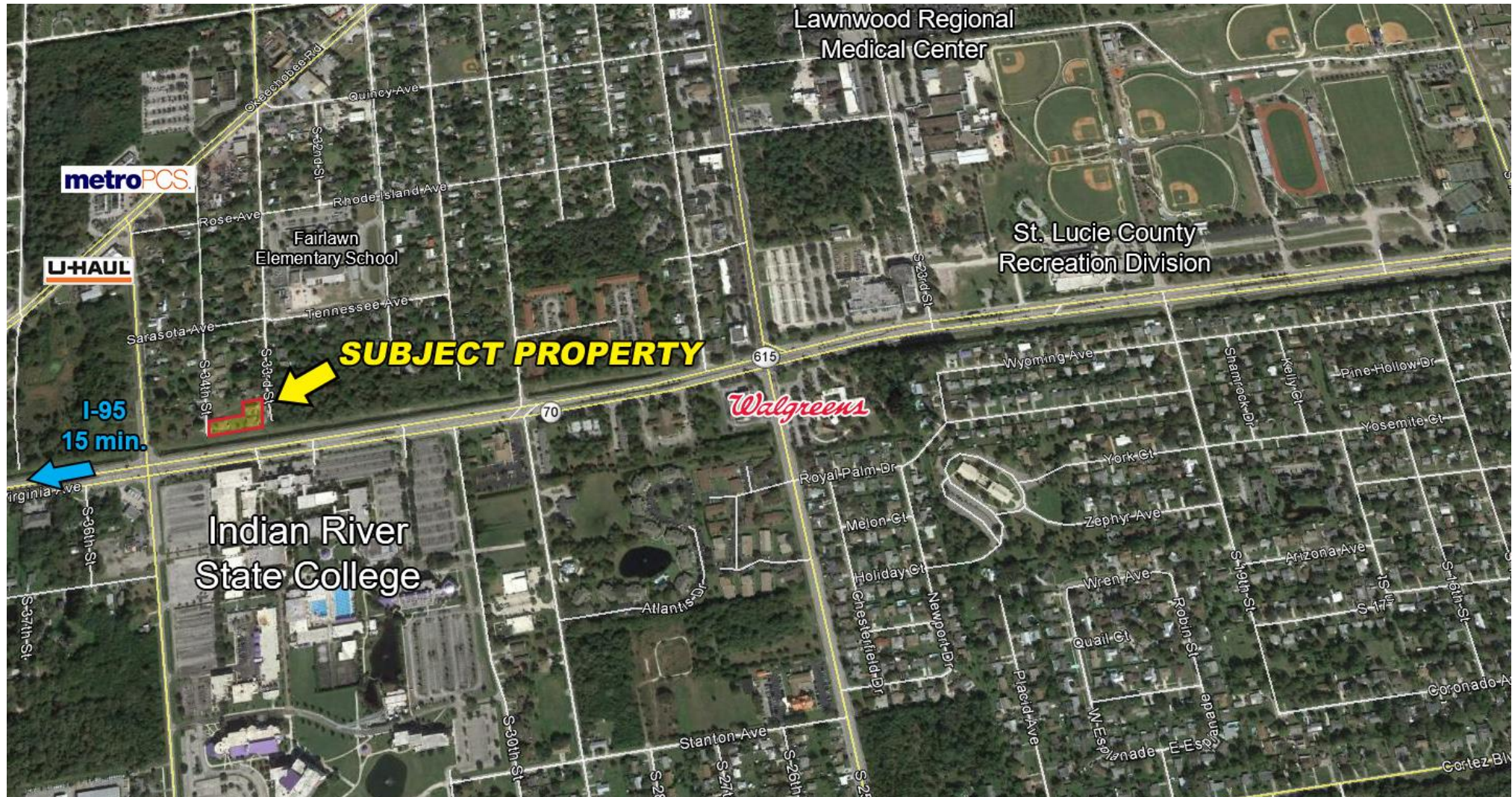
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Property Aerial

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