

# FOR SALE

\$699,000

## Multi-Level Office Building

1121 SE Ocean Blvd. Stuart, FL 34996



**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matthew Mondo | 772-236-7780 | [mmondo@commercialrealestatellc.com](mailto:mmondo@commercialrealestatellc.com)

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

# Property Details

## Multi-Level Office Building

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PRICE	\$699,000
BUILDING SIZE	4,206 SF
BUILDING TYPE	Office
ACREAGE	0.13 AC
FRONTAGE	+/- 55 ft.
TRAFFIC COUNT	14,200 ADT
YEAR BUILT	1981 (2017-2019 renovations)
CONSTRUCTION TYPE	Masonry
PARKING SPACE	10 surface parking / garage space
ZONING	R-3
LAND USE	Office Condo
PARCEL ID	03-38-41-009-009-00060-7
REAL ESTATE TAXES	\$6,400.34 (2018)

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- Excellent multi-level live-work building consisting of two levels of office / multipurpose space and an expansive ground floor garage space.
- 2nd floor unit is currently vacant; 1st floor unit is tenant occupied but willing to relocate if necessary or retain location.
- 1st floor unit features a waiting area, conference room, large open office, office with a private balcony, two washrooms, and a kitchen.
- 2nd floor unit features 2 offices, two full baths with shower, full kitchen, waiting area, and a large office / conference room / multi-purpose room with a balcony.
- Site has been renovated within the last 2 years and include: a new A/C, all new flooring, lighting, sinks, fixtures, toilets, French doors, window treatments, and more.
- Walking distance to a city park located on Krueger Creek and county buildings.
- Centrally located among Stuart's medical and administrative professionals, and just a short distance from Downtown Stuart.



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## Site Improvements

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ROOF REPAIRED	2019
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BUILDING REPAINTED	2018
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DECK REBUILT	2019
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FRONT STEPS	2019
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NEW OUTDOOR LIGHTING	2017
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WINDOWS TINTED (2ND FLOOR)	2019
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NEW CODE GARAGE DOORS	2019
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1ST FLOOR REPAINTED	2018
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2ND FLOOR RE-TILED	2018
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OFFICE UPDATE W/ NEW PAINT AND LIGHTING	2018
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AC UNITS UNDER WARRANTY (BOTH REPLACED SINCE PURCHASE) SERVICED TWICE ANNUALLY	
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DRIVEWAY DRAIN REBUILT	2017
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## Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	6,072	1 Mile	\$66,966	1 Mile	49.00
3 Mile	39,560	3 Mile	\$69,241	3 Mile	46.70
5 Mile	103,463	5 Mile	\$80,026	5 Mile	47.20

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	6,255	1 Mile	\$40,670	1 Mile	53.30
3 Mile	41,824	3 Mile	\$47,729	3 Mile	50.00
5 Mile	110,522	5 Mile	\$57,334	5 Mile	51.30

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# Zoning Information

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Residential and PUD Districts Uses	R-3
Accessory dwelling units, detached (refer to section 6.09.02)	P
Assisted living facilities of 4 or fewer persons (refer to supplemental standards in section 2.06.03)	P
Assisted living facilities of 5 or more persons (refer to supplemental standards in section 2.06.03)	CU
Adult day care centers (less than 5 acres)	CU
Bed & breakfast inns	P
Child care center (less than 5 acres) (refer to supplemental standards in section 2.06.05)	CU
Community centers	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Community residential home of 7- 14 residents	CU
Duplex dwelling units	P
Family day care home in a residence	P
Golf course	
Governmental buildings	P
Group home of six or fewer residents	P
Home occupations (refer to supplemental standards in section 2.06.10)	P
Libraries	P
Massage therapy establishments	P
Multi-family dwelling units	P
Nursing homes	P
Office, business or professional	P
Office, low intensity medical	P
Office, medical	P

Pain management clinics (refer to supplemental standards in section 2.06.16)	CU
Public facilities and services	P
Public parks	P
Public utilities 4	P
Religious institution (less than 5 acres)	P
Religious institution (more than 5 acres)	CU
Residential units combined with non-residential uses	P
Rooming and boardinghouses	P
Schools - private, parochial, or technical (less than 5 acres)	CU
Single-family dwelling unit	P
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, 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
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height (refer to supplemental standards in section 2.06.12).	CU
Studio (art, dance, music, exercise)	P

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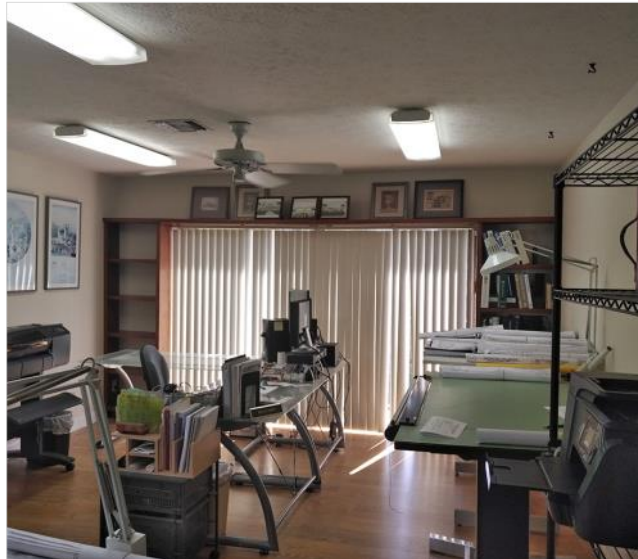
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## Site Photos

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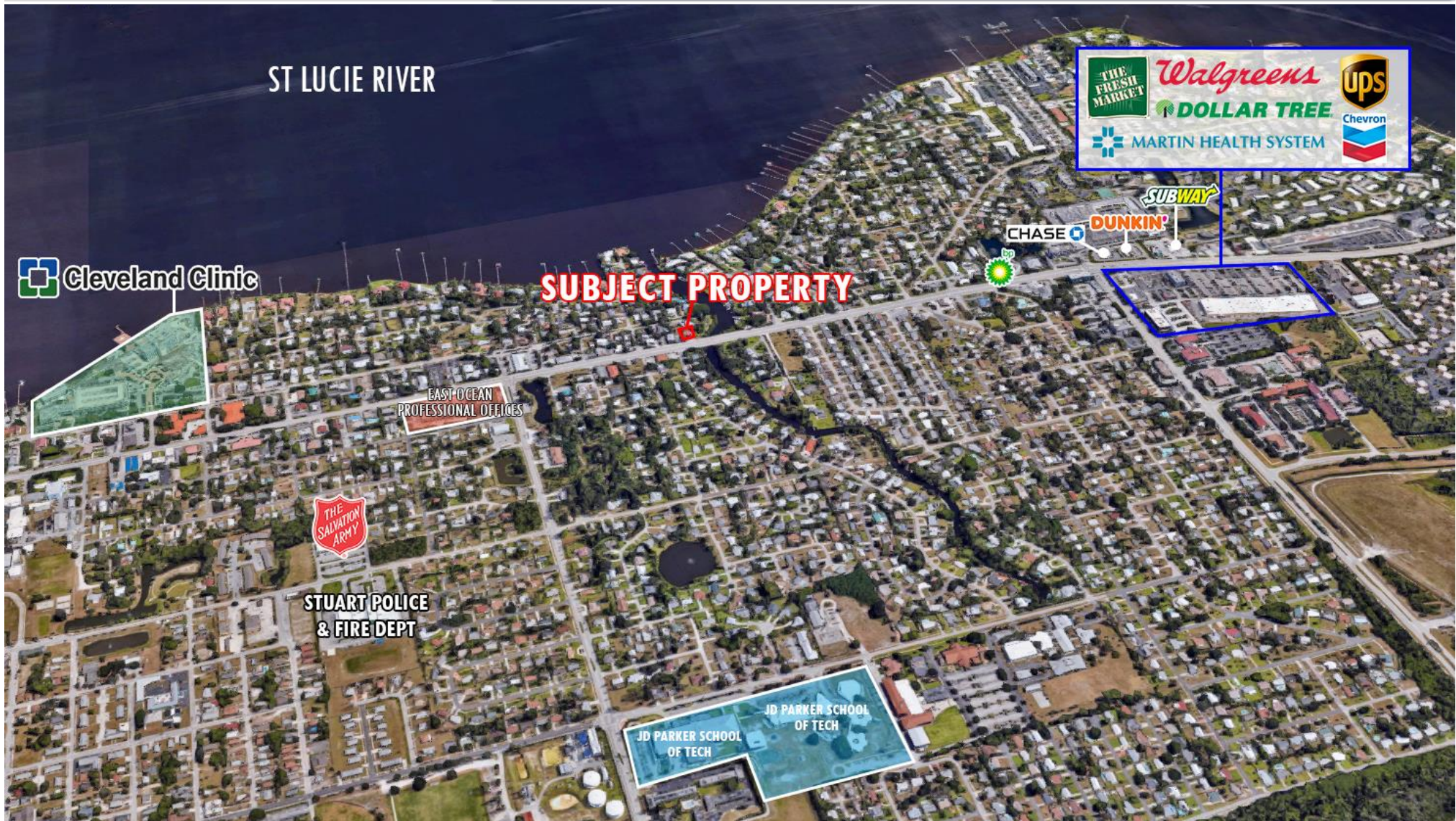
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# Trade Area Map

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