

# FOR SALE

\$1,059,000

## Residential and Commercial Estate

1970 SE Salerno Road, Stuart FL 34997



### SALE INCLUDES:

3-BED/3.5-BATH HOME W/ POOL  
& 2-CAR GARAGE

2-BED/1-BATH APARTMENT

FOUR-CAR GARAGE

METAL SHED

GARAGE WITH WORKSHOP

NURSERY

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

**Listing Contact:**

Matt Crady | 772-260-1655 | [Mcrady@commercialrealestatellc.com](mailto:Mcrady@commercialrealestatellc.com)

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



# Property Details

## Residential and Commercial Estate

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PRICE	\$1,059,000
POTENTIAL NOI	\$79,282
	3/3.5 House - 3,793 sf 2/1 Second Floor Apartment - 1,250 sf Four Car Garage - 2,356 sf Metal Shed - 800 sf Garage/Workshop - 1,480 sf
BUILDING SIZE(S)	
BUILDING TYPE	Specialty
ACREAGE	1.98 AC
FRONTAGE	203.48'
TRAFFIC COUNT	12,600 ADT
YEAR BUILT	1978
CONSTRUCTION TYPE	Frame
PARKING SPACE	Ample
ZONING	A-1A
LAND USE	Rural Density
UTILITIES	Martin County Water
PARCEL ID	55-38-41-000-065-00010-9

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.

- Rare owner/user or investment opportunity consisting of a mix of residential and commercial use.
- Most of the property is currently being leased with the exception of the nursery; can make a great income-producing property once it's fully leased.
- Inclusive with the sale is a 3-bed, 3.5-bath home with a pool and two-car garage, an adjacent two-story building with a 2-bed, 2-bath apartment on the second floor, and a four car garage plus an expansive garage/workshop on the first floor, and a detached metal shed.
- There is nursery area available for comparable use or a landscaping business, equipment sales/rentals, or storage. Site is fully fenced with an entry gate, and features a freestanding office, plus space for signage.
- Close proximity to the corner of SE Willoughby Blvd. and SE Salerno Road; across the street from the Cleveland Clinic South Hospital.



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## Site Photos

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Home Exterior



Two-Car Garage & Additional Detached Garage



Interior Entrance



Bathroom



Living Space



Patio and Pool

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Detached Garage Interior



Detached Garage/Workshop/Apartment



Apartment Interior



Apartment Bedroom



Apartment Bathroom



Shed and Exterior Detached Garage

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### Listing Contact:

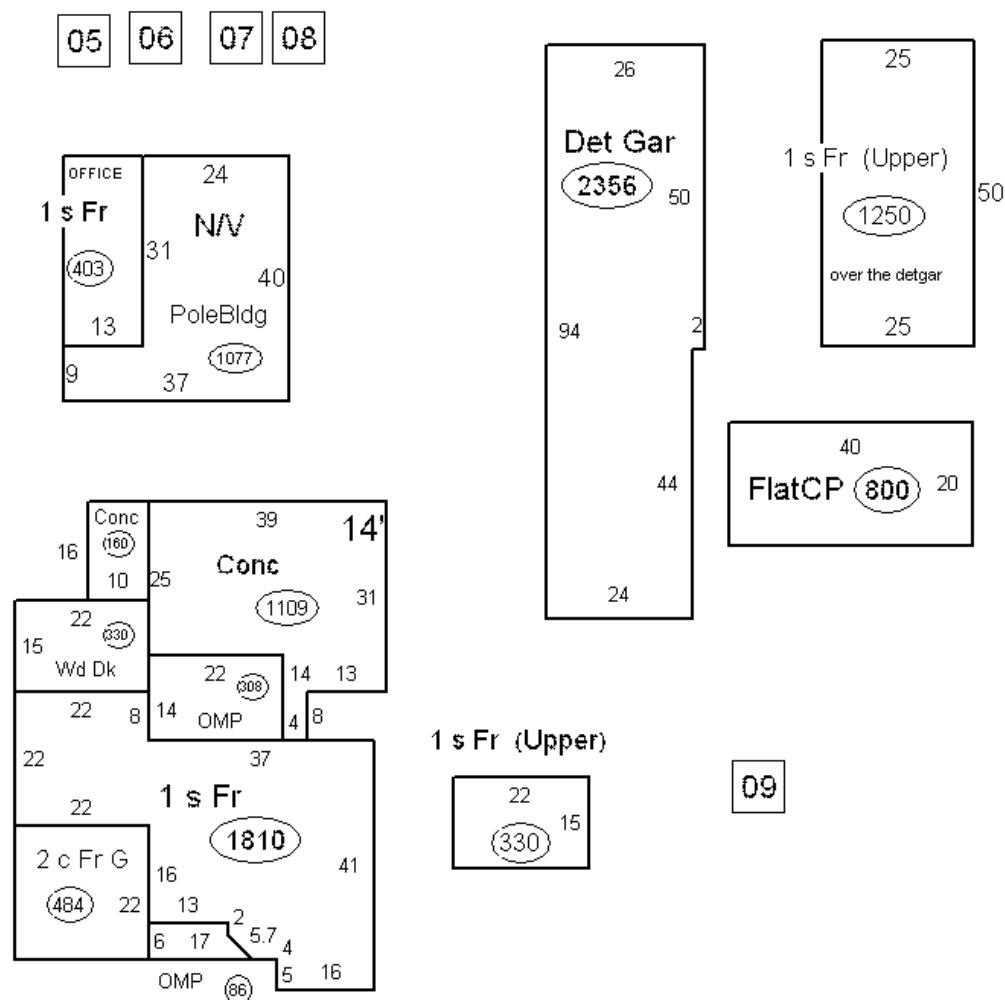
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# Floor Plan

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# Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,933	1 Mile	\$74,246	1 Mile	42.80
3 Mile	40,693	3 Mile	\$72,839	3 Mile	45.70
5 Mile	48,625	5 Mile	\$76,334	5 Mile	48.20
2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	5,003	1 Mile	\$59,823	1 Mile	45.40
3 Mile	42,461	3 Mile	\$54,217	3 Mile	48.60
5 Mile	94,790	5 Mile	\$55,941	5 Mile	52.60

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# Zoning Information

## Residential and Commercial Estate

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### Sec. 3.411. - A-1A Agricultural District.

3.411.A. Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the R-2A Two-Family Residential District.
2. Flower farms, nurseries, groves and greenhouses.
3. Packing houses and other accessory buildings necessary for the operation of flower farms and nurseries, excluding labor quarters, except those complying with R-3 zoning.
4. Any sales incidental to flowers or nursery business, wholesale or retail.
5. Private stables, as an accessory use to a residence.
6. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
7. Farmer's markets, as defined in Division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.411.B. Required lot area. The required lot area shall not be less than two acres.

3.411.C. Minimum yards required.

1. Front: 25 feet.
2. Rear and side: 25 feet.
3. No structure shall be built within 50 feet of the center line of any public platted

right-of-way not a designated through-traffic highway.

4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.

5. No setback or yard shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)

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# Trade Area Map

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