

FOR SALE

\$775,000

Multi-Tenant Business Center

279-287 SE Monterey Rd. 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

Multi-Tenant Business Center

279-287 SE Monterey Rd. Stuart FL 34994

PRICE	\$775,000
BUILDING SIZE	5,200 sf
BUILDING TYPE	Warehouse
ACREAGE	0.43 AC
FRONTAGE	197'
TRAFFIC COUNT	28,000 ADT
YEAR BUILT	1965
CONSTRUCTION TYPE	Masonry
PARKING SPACE	15
ZONING	B-1
LAND USE	Commercial General
UTILITIES	Undisclosed
PARCEL ID	09-38-41-000-000-00731-1

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.

- Established warehouse/business center located right on SE Monterey Road.
- Site has a vacant space consisting of 3,200 sf for an owner/user.
- There is currently 2,000 sf leased to a Bail Bonds and Pawn Shop business.
- Site features high exposure to the road, signage, and ample parking.
- Located just minutes away from Kanner Highway, which connects to US-1, in addition to Palm City and only a few miles away from the I-95 ramp.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	10,648	1 Mile	\$51,864	1 Mile	43.10
3 Mile	54,247	3 Mile	\$75,728	3 Mile	45.60
5 Mile	102,554	5 Mile	\$78,945	5 Mile	46.30

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	11,641	1 Mile	\$36,756	1 Mile	42.90
3 Mile	57,526	3 Mile	\$55,904	3 Mile	48.60
5 Mile	109,215	5 Mile	\$54,055	5 Mile	50.20

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Sec. 3.417. - B-1 Business District.

3.417.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 a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. Required lot area and width. Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. Front: 20 feet.

2. Rear: 20 feet.

3. Side: None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:

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

(Ord. No. 608, pt. 1, 3-19-2002)

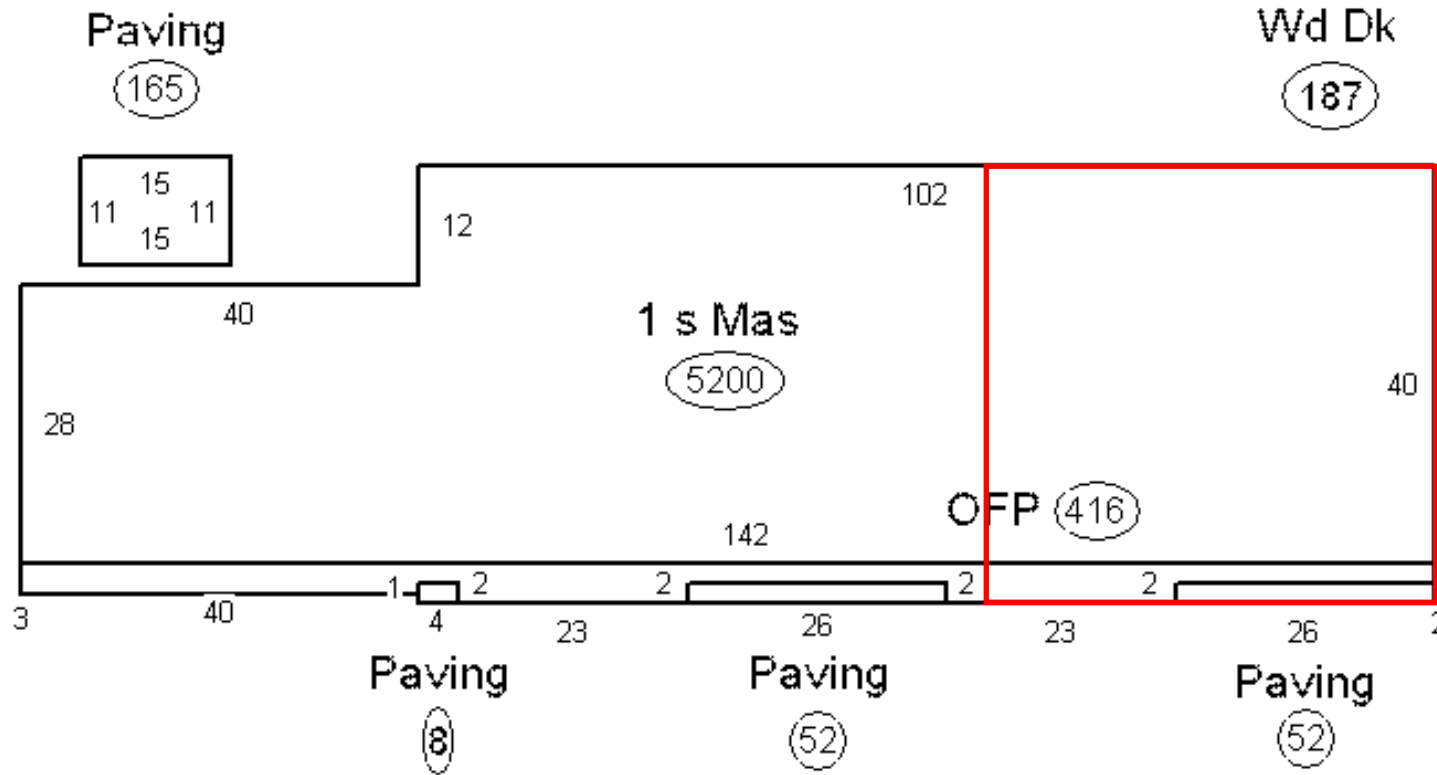
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Address #s 279,281,283,285,287

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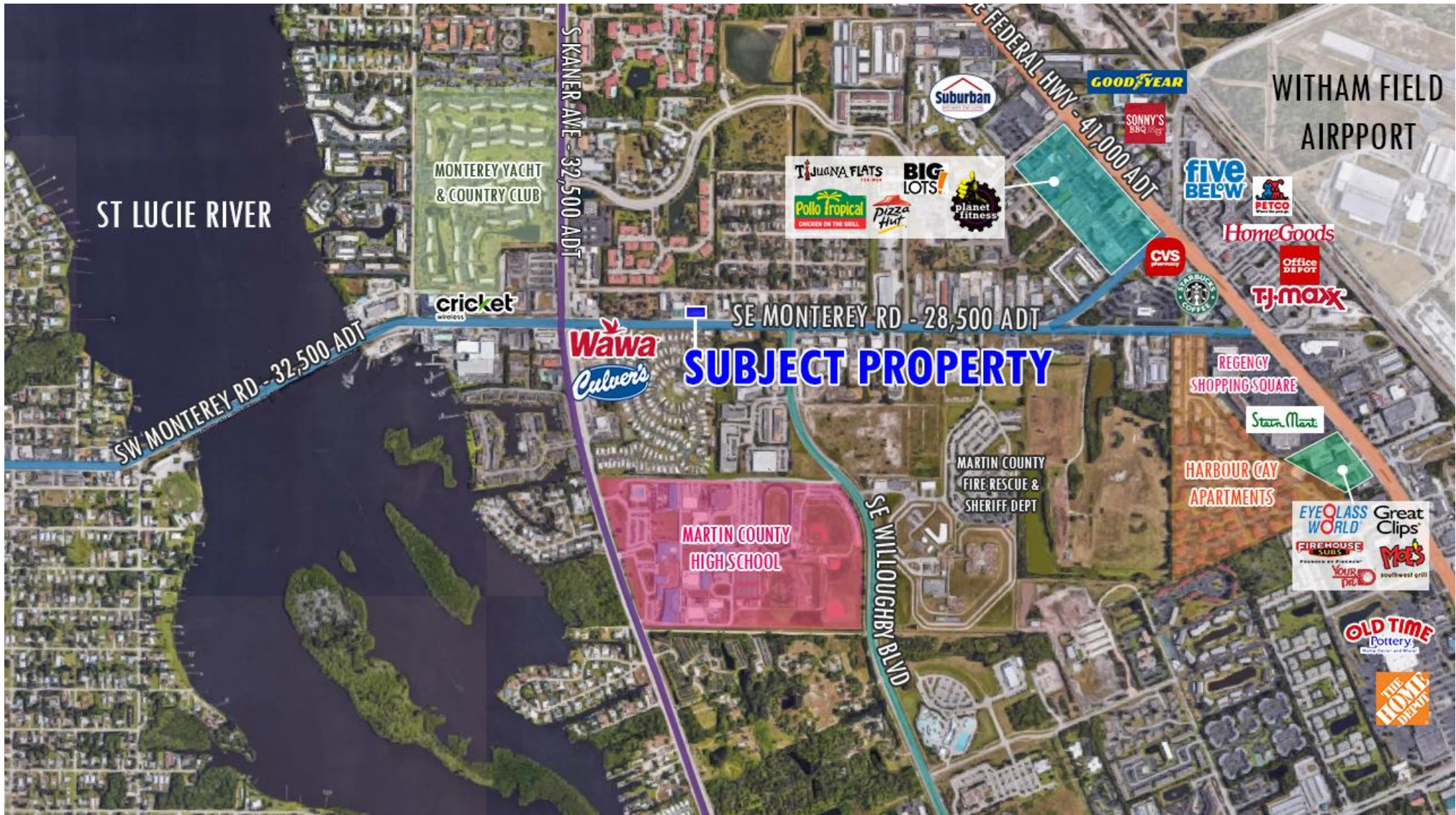
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Trade Area Map

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