



# RIVERVIEW APARTMENTS

25 RENTABLE SPACES | CALL FOR PRICING

15 SE SEMINOLE STREET, STUART FL 34994

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC





# RIVERVIEW APARTMENTS

---

PRESENTED BY:

Brian Schwan

Jeremiah Baron & Co.

49 SW Flagler Ave. Suite 301 | Stuart FL, 34994

P: 772.215.1167

E: [bschwan@commercialrealestatellc.com](mailto:bschwan@commercialrealestatellc.com)

FL License No. SL3479736

---

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

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.





# TABLE OF CONTENTS

---

4 PROPERTY SUMMARY

5 PROPERTY DETAILS

6 PROPERTY OVERVIEW

7 SITE PLAN

8 AREA MAP

9 ZONING INFORMATION

11 DEMOGRAPHICS



# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present a distinctive purchase opportunity to own a piece of Stuart history. The Riverview Apartments is a three-story building that consists of 25 efficiency apartments on the wide and beautiful St. Lucie River. Built in 1913, this property has been well preserved and has been renovated and updated over the years.

Each efficiency apartment features a spacious living/sleeping room combination that sleeps two people comfortably, fully-equipped kitchen with dishes, a full-sized stove and fridge, private bath, plenty of closet space, and comfortably furnished. Other amenities include a laundry room on premises, picnic table, porch and patio facilities, adequate parking and a 240 foot dock.

Located within walking distance from boutique retailers and restaurants in Downtown Stuart, medical offices, the courthouse, City Hall, the hospital, and city parks.

Just a short driving distance away from the Savannas County Park, golf courses, boating launch ramps, movie theaters, and the Palm Beach International Airport.





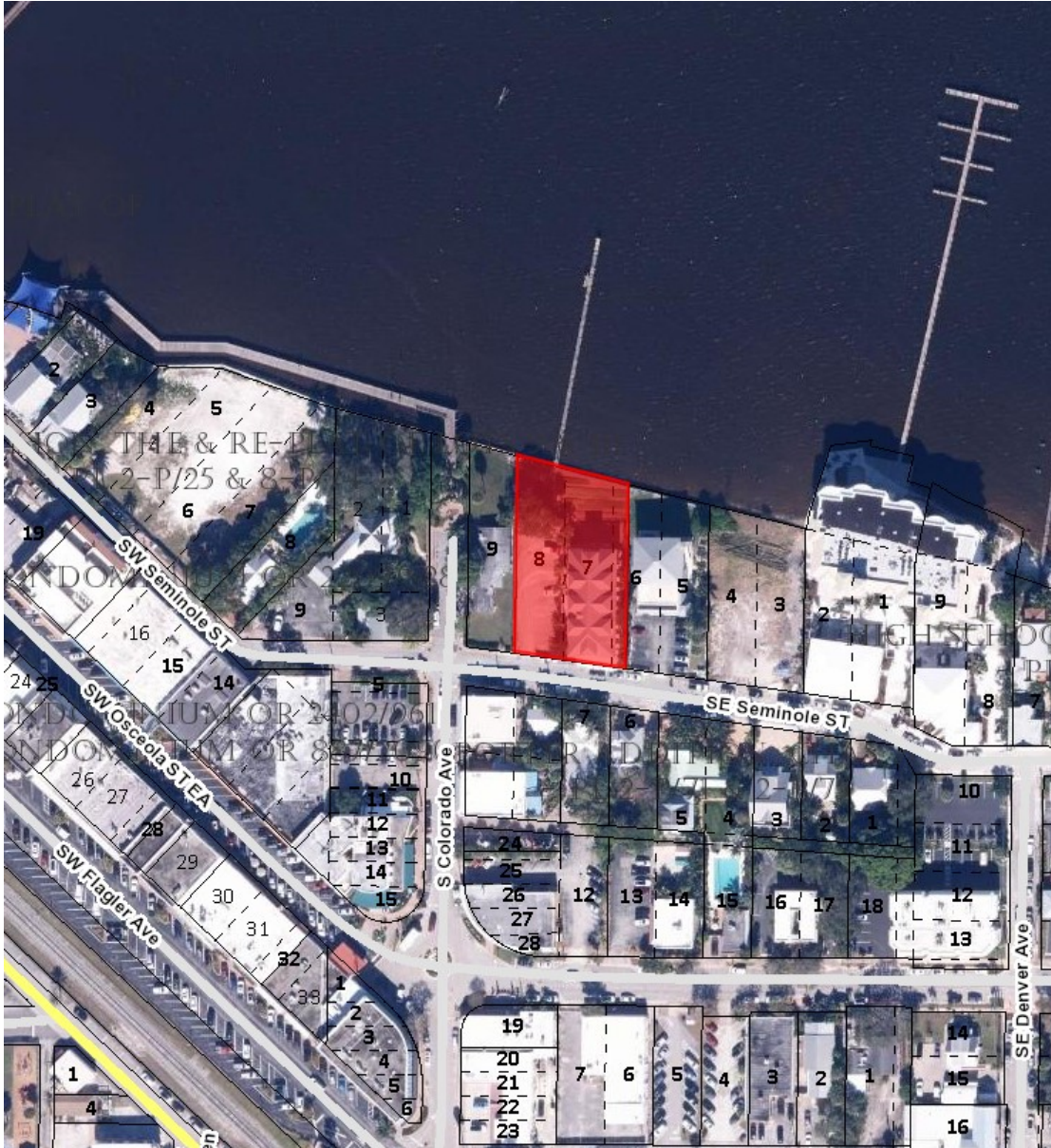
# PROPERTY DETAILS

15 SE SEMINOLE STREET, STUART FL 34994

PRICE	Call for Pricing
BUILDING SIZE	12,207 SF
NO. OF STORIES	3
BUILDING TYPE	Apartments - High Rise
ACREAGE	0.52 AC
FRONTAGE	+/- 100'
TRAFFIC COUNT	13,100 ADT (from SE Osceola St)
YEAR BUILT	1913
CONSTRUCTION TYPE	Stud / Stucco
ZONING	Urban Waterfront (UW)
LAND USE	Downtown Redevelopment
PARCEL ID	04-38-41-015-001-00061-3



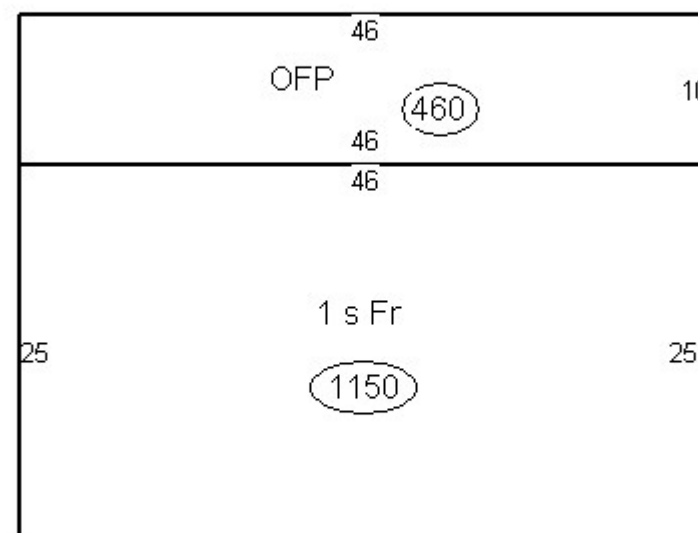
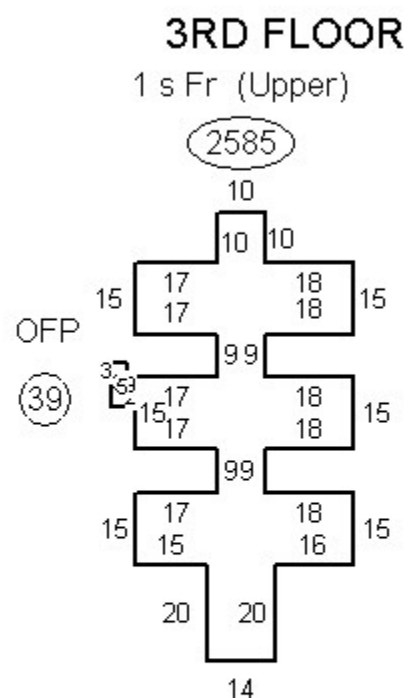
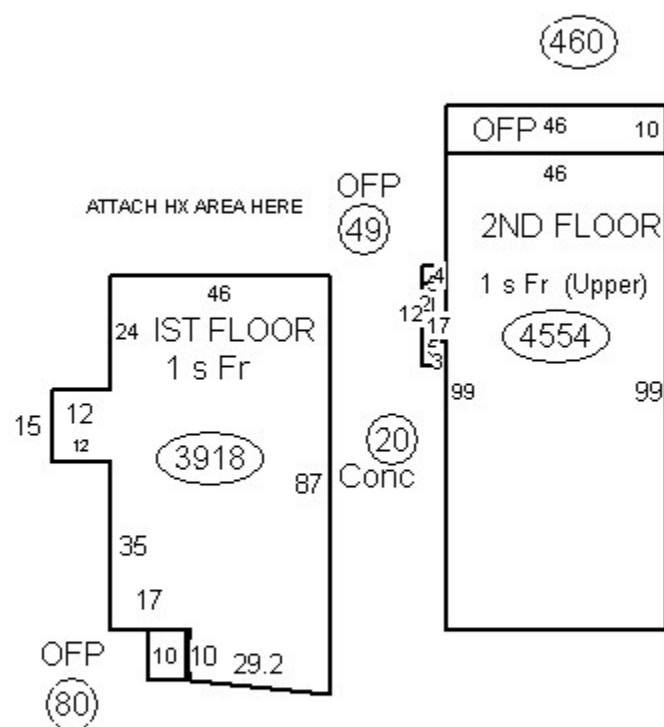
# PROPERTY OVERVIEW



ACCESS	S Colorado Ave. SE Seminole St.
TRAFFIC COUNTS	13,100 ADT (from SE Osceola St)
IMPROVEMENTS	12,207 SF
PARKING	Private Parking
YEAR BUILT	1913
PARCEL ID	04-38-41-015-001-00061-3
ZONING	Urban Waterfront (UW)

## FLOOR SKETCH

01	03	04	05	06	07
----	----	----	----	----	----













# ZONING INFORMATION

Land Use Type	Number of Parking Spaces Required
Residential Land Uses	
Duplex residences	1.5 per unit; garages count towards required off-street parking
Family day care home in a residence	2 per dwelling unit plus adequate space for pick-up and drop-off
Home occupations as regulated in Section 2.06.09 of this Code	N/A
Multi-family dwelling units	1.5 per unit; garages count towards required off-street parking
Single-family residences	1.5 per unit; garages count towards required off-street parking
Transient Residential Land Uses and Overnight Accommodations	
Bed and breakfast inn	1 per guest room
Hotels/motels	1 per rental room, plus 2 spaces per 3 employees
Rooming and boarding houses	1 per unit
Institutional Uses	
Adult day care centers	1 per 200 square feet. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Child care centers	1 per 6 children, plus 1 space per employee with a safe pedestrian walkway system through the parking area to the building
Community centers	1 per 300 square feet
Funeral homes without crematoriums	1 per 4 seats of chapel capacity, plus 1 per 3 employees
Governmental buildings	1 per 300 square feet
Libraries	1 per 300 square feet
Museums	2 per 1,000 square feet of exhibit floor space, plus 2 spaces for bus parking
Religious institutions	1 per 4 seats in main sanctuary, plus other parking requirements for any other accessory uses, if applicable



# ZONING INFORMATION

Commercial Uses	
Automobile repair service—Within an enclosed building in along U.S. 1 (Federal Hwy. and Savannah Road) only	1 per 200 square feet of sales area, plus 2 spaces per service bay, plus 1 space per employee
Art galleries	1 per 200 square feet
Bakery, retail	One (1) space for each employee on the largest working shift plus one (1) space per three hundred (300) square feet of gross floor area
Banks/financial institutions	1 per 300 square feet, plus queuing spaces per section 6.01.07
Barbershop, Beauty Salons, Specialty Salons	2 per station
Bars	1 per 4 seats
Catering shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Clubs, lodges and fraternal organizations	1 per 3 persons based on the maximum seating capacity of the building, or 1 space per 100 square feet (whichever is greater). One-half (½) of total parking area must be paved; the other half may be an approved stabilized surface
Dry cleaning, provided that all cleaning is conducted off-premises	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Health spas	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Marinas, Commercial	1 per 4 slips for operations that do not require a utilities agreement, and 1 per each slip that requires a utility agreement, plus 1 per each employee
Massage therapy establishments	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 300 square feet for tasting, tap room, and gift shops
Office, business or professional, medical, low intensity medical, and veterinary	1 per 350 square feet (professional) 1 per 300 square feet (low intensity medical) 1 per 200 square feet (medical and veterinary)
Pharmacies (if 2,000 square feet or less)	1 per 200 square feet
Restaurants, convenience and general	1 per 4 seats
Retail sales and service (intensive and non-intensive)—Within an enclosed building only	1 per 300 square feet of floor space
Retail manufacturing—Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area	1 per 300 square feet
Studios (art, dance, music, exercise)	1 per 300 square feet
Theaters	1 per 4 seats



# DEMOGRAPHICS

RADIUS		1 MILE	3 MILE	5 MILE
2021 Estimated Population		3,057	48,582	101,611
2026 Projected Population		3,079	49,632	104,660
2010 Census Population		3,033	44,268	90,716
2021 Estimated Households		1,379	22,575	45,001
2026 Projected Households		1,386	23,028	46,262
2010 Census Households		1,383	20,755	40,552
2021 Estimated White		2,183	43,654	91,570
2021 Estimated Black or African American		761	3,024	5,446
2021 Estimated Hawaiian & Pacific Islander		2	58	141
2021 Estimated American Indian or Native Alaskan		15	269	905
2021 Estimated Other Races		61	872	1,748
2021 Estimated Average Household Income		\$76,694	\$90,682	\$95,985
2021 Estimated Median Household Income		\$60,937	\$69,345	\$73,553
Median Age		47.60	51.90	52.00
Average Age		44.40	47.80	47.70