



## STUART CAR WASH & DETAIL CENTER

TURN-KEY BUSINESS || +/- 9,000 SF | \$3,400,000

1700 SE FEDERAL HIGHWAY, STUART FL 34994

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC





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# STUART CAR WASH AND DETAIL CENTER

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# PROPERTY SUMMARY

Jeremiah Baron & Co. is pleased to present Stuart's longest running full-service turn-key car wash business for sale, with gift shop, art gallery, and separate detail center. Complete package includes land, buildings, operating wash equipment, detail equipment, all supplies and inventory, workshop tools, and sign. This iconic operation has been managed by the same local family for the last 27 years.

Operating business with large retail customer base, plus long time commercial accounts including town and county departments, large medical treatment facilities, limo service, Hertz + Avis rental companies etc.

There are two structures included in the sale plus a permanent vacuum station; the secondary building features two separate bays for additional rental income such as window tinting or other auto related business.

Other site features include a 160 ft. tunnel with 110 ft. conveyor, stainless steel equipment, a new roof in 2020, and its own large monument sign.

This is one of the few small businesses that cannot be put out of business by Amazon. Stuart has been constantly growing, but now is rapidly expanding with people moving from Miami, Fort Lauderdale, Boca Raton, and West Palm Beach, plus seasonal people that are becoming permanent residents. People from high tax states are moving to Stuart because there is no state income tax in Florida, and Martin County has low real estate taxes, a 6% sales tax, and very great schools.

Situated in a very desirable location with almost 1 acre of direct frontage to US-1, easily accessible from both directions, which gets an average of 36,000+ cars daily. In close proximity to National Brands such as Dollar General, The Salvation Army, Big Lots, and many more.





# PROPERTY DETAILS

1700 SE FEDERAL HIGHWAY, STUART FL 34994  
688 SE HARPER STREET, STUART FL 34994

PRICE	\$3,400,000
BUILDING SIZE	+/- 9,000 SF (combined total)
BUILDING TYPE	Auto / Warehouse
ACREAGE	0.48 AC + 0.27 AC
FRONTAGE	92.33'
TRAFFIC COUNT	36,500 ADT
YEAR BUILT	1970 / 1973
CONSTRUCTION TYPE	Concrete Block / Block with Stucco
ZONING	IND - Industrial (Stuart)
LAND USE	Industrial
PARCEL ID	09-38-41-000-000-00340-4 09-38-41-000-000-00330-6



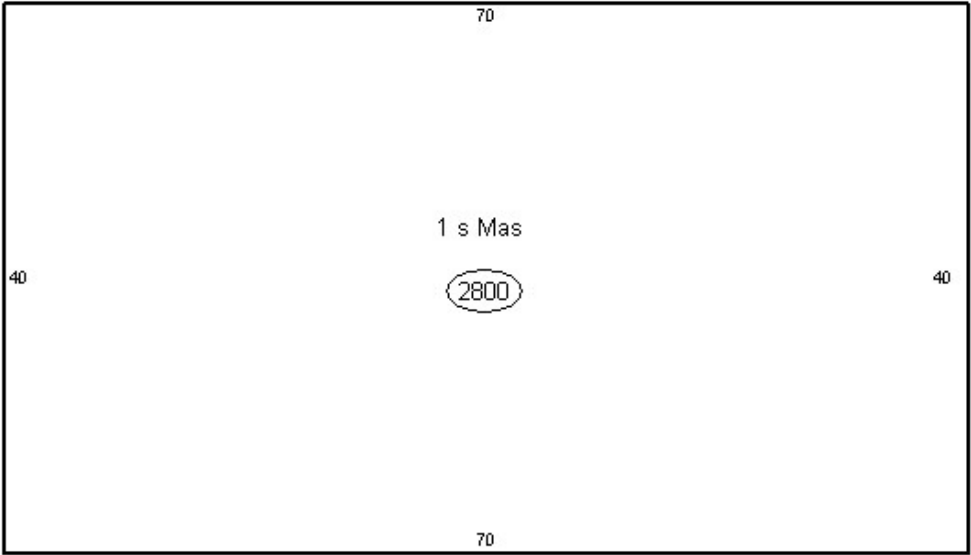
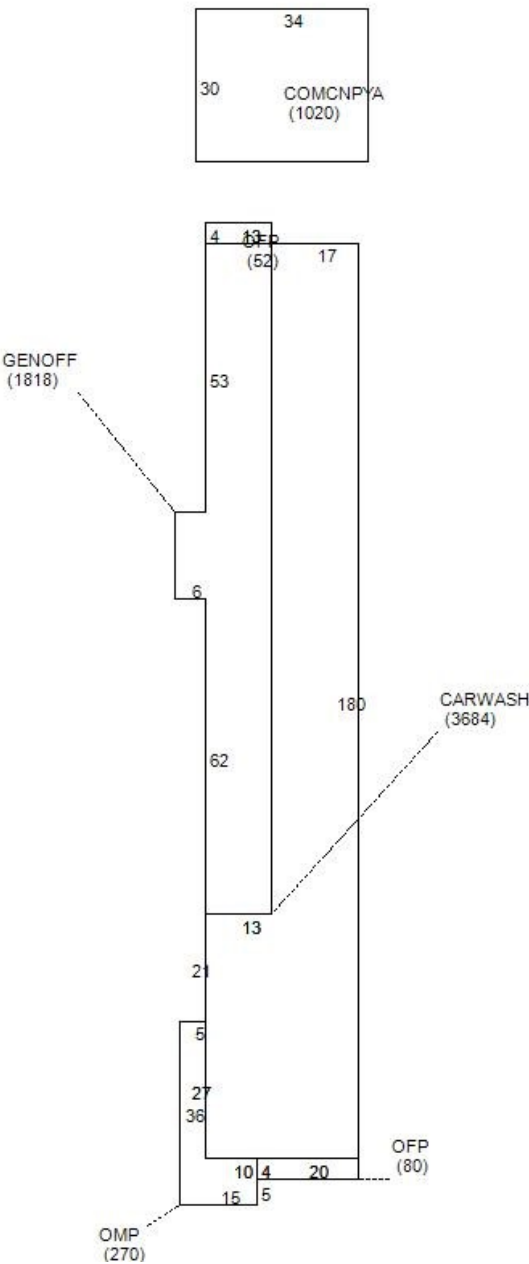


# PROPERTY OVERVIEW



ACCESS	SE Federal Highway SE Harper Street
TRAFFIC COUNTS	36,500 ADT
IMPROVEMENTS	5,502 SF (Car Wash) 2,800 SF (Warehouse)
PARKING	4 (surface)
YEAR BUILT	1970 / 1973
PARCEL ID	09-38-41-000-000-00340-4 09-38-41-000-000-00330-6
ZONING	IND - Industrial (Stuart)

# FLOOR SKETCH











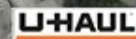
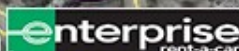




# SUBJECT PROPERTY



WITHAM FIELD  
AIRPORT





# ZONING INFORMATION

<b>Public Service (P), Industrial (I), Hospital (H) and PUD Districts Uses</b>	<b>I</b>
Adult businesses (refer to supplemental standards in section 2.06.11)	CU
Automobile repair services, major and minor (refer to supplemental standards in section 2.06.06)	P
Boat building, outdoors	P
Boat storage, dry	P
Governmental buildings	P
Cold storage	P
Commercial nursery or tree farm	P
Community garden (refer to supplemental standards in section 2.06.08)	P
Drycleaning plants	P
Farm equipment and supplies sales establishment, including open storage	P
Gasoline or other motor fuel stations, including tank farms	P
Industrial, high-impact	P
Industrial, low-impact	P
Newspaper or publishing plants	P
Planned industrial parks (refer to supplemental standards in section 2.06.07)	P
Public facilities and services	P
Public parks	P
Public utilities 3	P
Railroad freight stations/terminals	P
Repair services	P
Retail, intensive and non-intensive	CU
Shooting range, indoor (refer to supplemental standards in section 2.06.16)	P
Sign painting and/or sign manufacturing shops providing all storage and work is conducted in an enclosed building	P
Stealth telecommunications facilities in excess of 45 feet in height (refer to supplemental standards in section 2.06.12)	CU



# ZONING INFORMATION

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
Storage yards	P
Swimming pools	
Telecommunication towers (refer to supplemental standards in section 2.06.12)	CU
Telecommunications towers to be located on real property not owned by the City of Stuart (refer to supplemental standards in section 2.06.12)	
Telecommunications towers to be located on real property owned by the City of Stuart by resolution of the city commission (refer to supplemental standards in section 2.06.12)	
Truck terminals	P
Urban farm (refer to supplemental standards in section 2.06.08)	P
Warehouse, general storage	P
Warehouse, mini-storage	P
Warehouse, wholesale or distribution	P