

GRANADA PLAZA CONDO WITH BUSINESS

2321 NW Federal Highway, Stuart FL 34994



FOR SALE | \$199,900

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

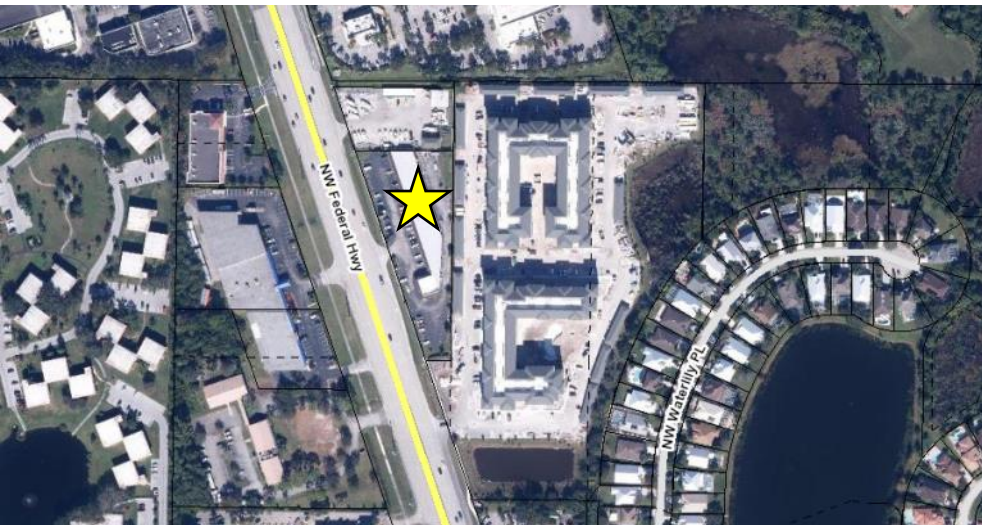
772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

PROPERTY OVERVIEW

- Excellent purchase opportunity of a condo unit with an operational business situated at the Granada Plaza strip center.
- Successful business with a monthly rental rate of \$1,500/mo. plus a rental increase starting by December 2022. Lease is set to end by November 2024.
- Great location being adjacent to a newly developed 284-unit luxury apartment complex, in addition to being in close proximity to major retailers and the Treasure Coast Square Mall.
- Additional units also available for sale! Contact agent for more information.



PRICE	\$199,900
CONDO SIZE	1,000 SF
BUILDING TYPE	Mixed Use Condo
FRONTAGE	528'
TRAFFIC COUNT	50,500 ADT
YEAR BUILT	1981
CONSTRUCTION TYPE	Block with Stucco
PARKING SPACE	Ample
ZONING	B-1
LAND USE	Commercial General
PARCEL ID	29-37-41-005-000-00060-7

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.

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

DEMOGRAPHICS

2021 Population Estimate		2021 Average Household Income		Average Age	
1 Mile	4,929	1 Mile	\$100,308	1 Mile	44.00
3 Mile	35,048	3 Mile	\$92,555	3 Mile	47.10
5 Mile	107,634	5 Mile	\$86,183	5 Mile	48.50

2026 Population Projection		2021 Median Household Income		Median Age	
1 Mile	5,036	1 Mile	\$77,414	1 Mile	46.70
3 Mile	36,487	3 Mile	\$73,384	3 Mile	51.50
5 Mile	113,985	5 Mile	\$67,205	5 Mile	53.10

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com

ZONING INFORMATION

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)

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Matt Crady

772.286.5744 Office

772.260.1655 Mobile

mcrady@commercialrealestatellc.com

TRADE AREA MAP



**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Matt Crady
772.286.5744 Office
772.260.1655 Mobile
mcrady@commercialrealestatellc.com