

RESTAURANT SPACE & INCOME PROPERTY

320 SE Denver Ave Stuart FL, 34994



FOR SALE | \$875,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Unique opportunity to purchase an historic restaurant space in shell condition with 2 vacant residential apartments above.
- This charming 2-story property host a 1,360-sf restaurant space, with sidewalk entry, great frontage to Denver Avenue, interior dining area and quaint patio seating.
- Additional property perks include two vacant residential apartment's location on the 2nd story. Apartment unit 1 is a 1-bed, 1-bath, while apartment unit 2 is a 2-bed,1-bath. The combined residential square foot equals 1,368-sf.
- This space is perfect for owner-user or restaurateur/vacation rental options.
- Property is located in trendy Downtown Stuart, walking distance from local shoppes and eateries.



PRICE	\$875,000
BUILDING SIZE	2,728 sf
BUILDING TYPE	Restaurant
ACREAGE	0.49
FRONTAGE	38'
TRAFFIC COUNT	12,300 ADT (E Ocean Blvd)
YEAR BUILT	1920
CONSTRUCTION TYPE	Stud Synthetic Masonry Veneer
ZONING	Urban Center
LAND USE	Downtown
PARCEL ID	04-38-41-006-000-00182-0

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

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com

RESIDENTIAL UNIT PHOTOS



**Jeremiah Baron
& CO.**
Commercial Real Estate, LLC

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

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	3,307	1 Mile	\$73,349	1 Mile	43.40
3 Mile	3,537	3 Mile	\$88,669	3 Mile	45.20
5 Mile	3,624	5 Mile	\$95,439	5 Mile	45.50

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	36,656	1 Mile	\$63,412	1 Mile	46
3 Mile	63,412	3 Mile	\$68,116	3 Mile	48
5 Mile	65,288	5 Mile	\$73,198	5 Mile	48

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbel-

ZONING INFORMATION

The following specific standards shall apply to formula businesses in the **Urban Center**, Urban Neighborhood, Urban General and the Urban Waterfront sub-districts of the Urban District.

- (1) The proposed formula business will not alter the identity of the urban district in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings.
 - (2) The proposed formula business will contribute to a diverse and appropriate blend of businesses in the urban district.
 - (3) The proposed formula business will complement those businesses already in the urban district and help promote and foster the local economic base as a whole.
 - (4) The proposed formula business will be compatible with existing surrounding uses.
 - (5) The proposed formula business has been designed and will be operated in a nonobtrusive manner to preserve the community's character and ambiance and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites.
 - (6) The proposed formula business meets all of the following fixed criteria:
 - a. The size of the business shall not exceed 1,500 square feet of gross floor area.
 - b. The first floor street frontage of the business shall not exceed 35 feet in width.
 - c. Corporate advertising shall not be used which is visible from the exterior of the premises.
 - d. Exterior facade colors shall comply with the requirements of the Urban Code.
 - e. Corporate structural elements and signage will be designed to be in harmony with architectural features and elements of the building as approved by the city development director.
 - f. Signage colors shall be muted to minimize visual intrusion as approved by the city development director.
 - g. No drive thru windows shall be used.
- D. *Distance requirements.* A formula business shall not locate within 300 feet of an existing formula business establishment.
- E. *Existing formula business.* A business may be a formula business that exists on the 14th day of February, 2005, the effective date of this ordinance. Any such business, and any business that becomes a formula business by virtue of the creation of six or more other such businesses, shall be deemed a legal nonconforming use of a building subject to the provisions of section 8.03.00 of this Code.

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

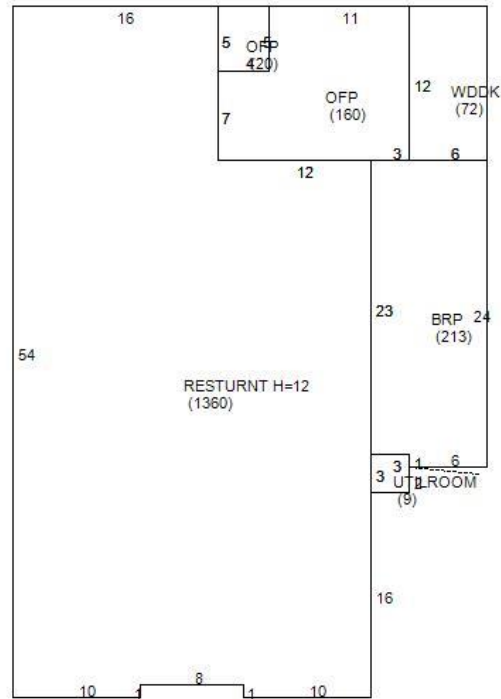
Chris Belland

772.286.5744 Office

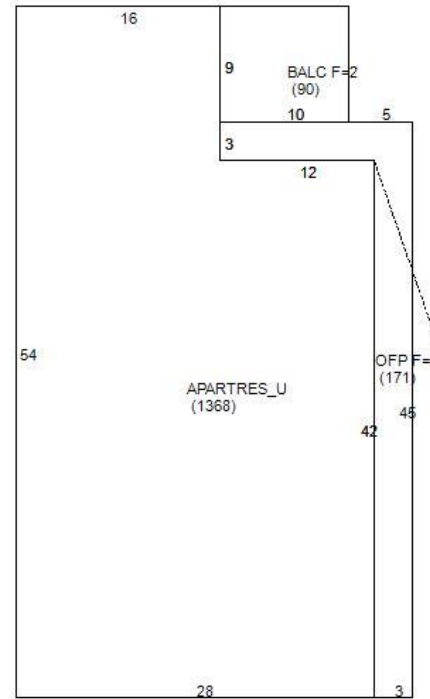
772.418.4506 Mobile

cbelland@commercialrealestatellc.com

SITE PLAN



RESTAURANT



2ND FLR.
APARTMENT

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

AERIAL VIEW



Property Location

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Chris Belland

772.286.5744 Office

772.418.4506 Mobile

cbelland@commercialrealestatellc.com