

# AUTOMOTIVE BUILDING WITH TWO APARTMENTS

101 SW Ocean Blvd. Stuart, FL 34994



FOR SALE | \$3,999,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301  
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# PROPERTY OVERVIEW

- Fantastic chance to purchase a well-maintained garage space situated in the bustling downtown of Stuart.
- The property hosts two commercial buildings connected via a fenced courtyard-style parking lot.
- With excellent frontage on two sides and a prominent monument sign, these buildings feature classic storefronts, multiple roll-up doors allowing for thru traffic, and integrated office spaces.
- As an added bonus, the property boasts two 1/1 rental apartments just steps away from trendy shops and restaurants.



<b>PRICE</b>	\$3,999,000 <i>(Price reduced from \$4,250,000)</i>
<b>BUILDING SIZE</b>	8,114 sf
<b>BUILDING TYPE</b>	Service Garage
<b>ACREAGE</b>	0.3616
<b>FRONTAGE</b>	125 ' Ocean Blvd   130' Camden Ave
<b>TRAFFIC COUNT</b>	11,400 ADT
<b>YEAR BUILT</b>	1925
<b>CONSTRUCTION TYPE</b>	Concrete Block
<b>ZONING</b>	UC–Urban Center
<b>LAND USE</b>	2500 - 2500 Repair service shops
<b>PARCEL ID</b>	05-38-41-014-013-00050-9

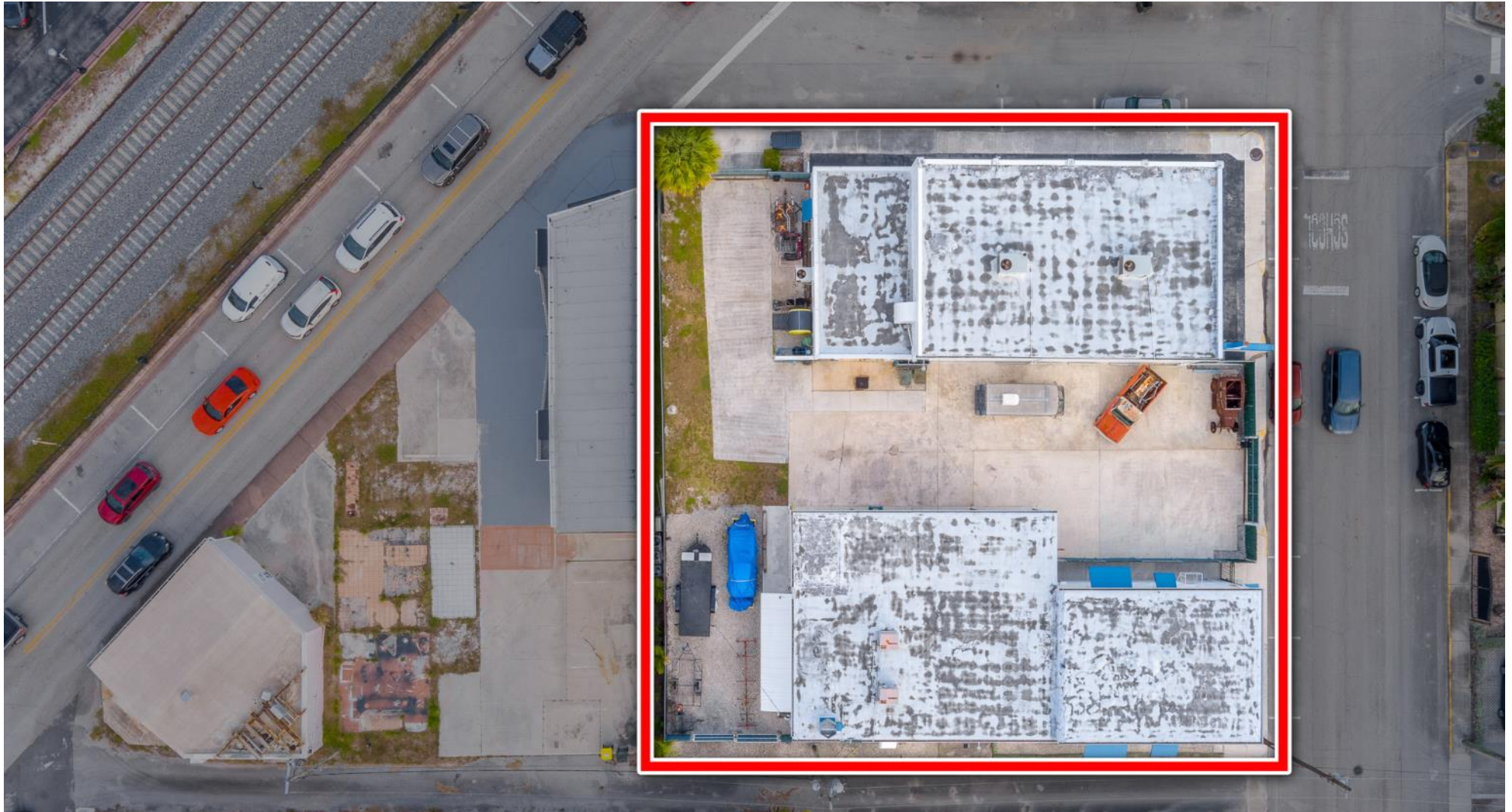
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# BIRD'S EYE VIEW



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# AUTOMOTIVE SPACE



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# RESIDENTIAL APARTMENTS



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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	3,365	1 Mile	\$73,636	1 Mile	47
3 Mile	101,178	3 Mile	\$97,785	3 Mile	49
5 Mile	285,059	5 Mile	\$88,545	5 Mile	49

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	3,358	1 Mile	\$61,814	1 Mile	44.40
3 Mile	101,739	3 Mile	\$75,260	3 Mile	45.70
5 Mile	294,882	5 Mile	\$69,510	5 Mile	46.00

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# ZONING INFORMATION

Land Use Type	
<i>Residential Land Uses</i>	<i>Residential Land Uses</i>
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
<i>Transient Residential Land Uses and Overnight Accommodations</i>	<i>Transient Residential Land Uses and Overnight Accommodations</i>
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
<i>Institutional Uses</i>	<i>Institutional Uses</i>
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

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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

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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

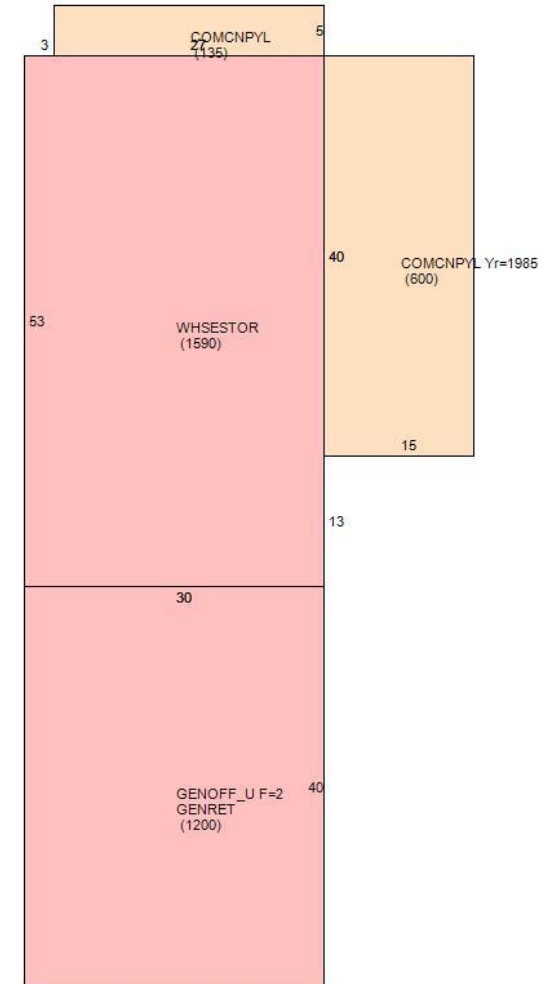
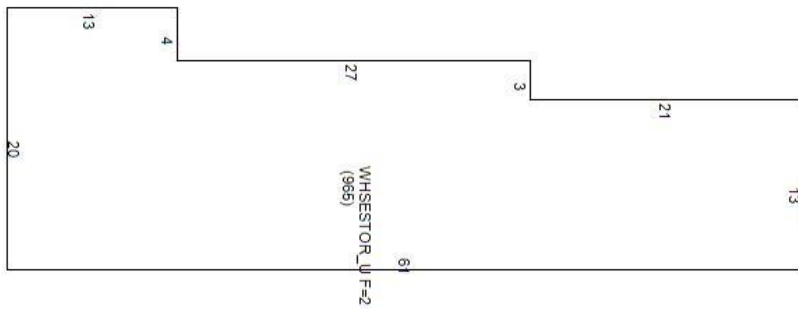
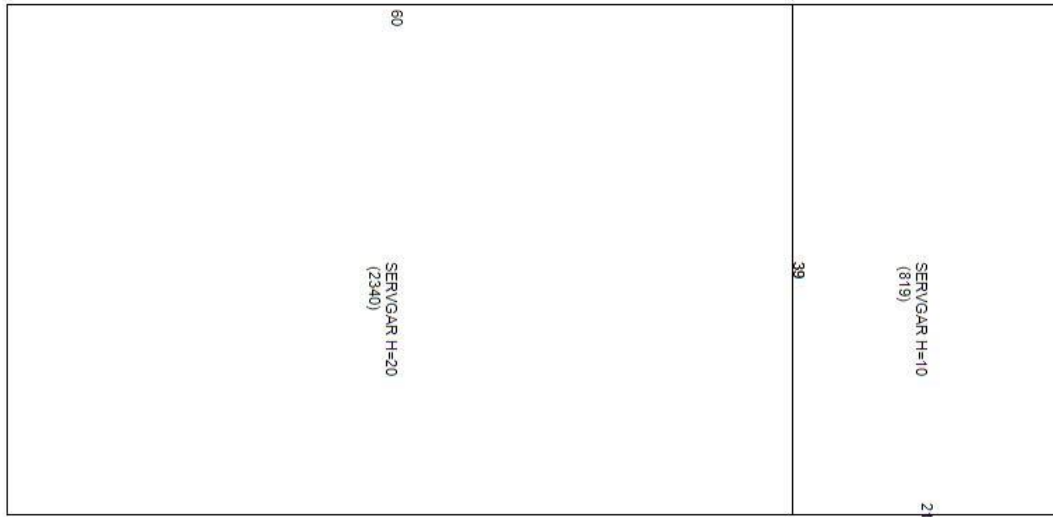
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# SITE PLAN



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# AERIAL PHOTO



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# TRADE AREA MAP



Cleveland Clinic

**SUBJECT PROPERTY**

SAILFISH COVE  
APTS/CONDOS  
UNDER CONSTRUCTION

RIVERHOUSE STUART  
APTS/CONDOS/RETAIL  
UNDER CONSTRUCTION

MARTIN COUNTY  
COURTHOUSE

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