

FOR SALE OR LEASE

3669 SE Salerno Road

Stuart, FL 34997

■ 1,824 SF Office Bldg, Garage plus Adjoining Lot



PROPERTY OVERVIEW

Freestanding Office Building in the heart of Port Salerno CRA district. Additional lot to east of property included in sale. Separated by easement.

LOCATION OVERVIEW

Located on SE Salerno Road, East of US Highway 1/SE Federal Highway and West of SE Dixie Highway

OFFERING SUMMARY

Building Sizes:	1,246 SF Office Bldg + 546 SF Garage
Land Size:	0.33 Acres - Total
Land Use:	R-3A, Unincorporated Martin County
Zoning:	Port Salerno CRA, Unincorporated Martin County
Utilities:	Yes
Traffic Count:	9,600 AADT

SALE PRICE: REDUCED TO \$249,000 - MOTIVATED SELLER

LEASE PRICE: \$2,500/MTH GROSS

■ Patty And Ken Novak

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SLC Commercial

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

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Building Information

Building Size	1,246 SF
Tenancy	Single
Year Built	1956
Last Renovated	2013
Construction Status	Existing
Parking Type	Surface
Exterior Description	Aluminum Siding over Frame
Condition	Average
Free Standing	Yes
Office Buildout	Several small offices, conference room
Parking Description	Gated front parking plus additional lot
Building Class	C

Location Information

Building Name	1,824 SF Office Bldg, Garage plus Adjoining Lot
Street Address	3669 SE Salerno Road
City, State, Zip	Stuart, FL 34997
County/Township	Martin
Cross Streets	SE Horizon Avenue and SE Grouper Avenue
Side Of Street	North
Road Type	Paved
Market Type	Medium

Utilities & Amenities

Water	Yes
Sewer	Yes
Cable	Yes
Telephone	Yes
Electricity	Florida, Power & Light

Parking & Transportation

Parking Type	Surface
Parking Description	Gated front parking plus additional lot

Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	0.328 Acres
APN#	51-38-41-001-003-00070-5 and 51-38-41-001-003-00151-7
Traffic Count	9,600 AADT
Traffic Count Street	SE Salerno Road
Utilities & Amenities	Yes

Zoning / Land Use Details

Zoning	Port Salerno CRA
Land Use	R-3A
Permitted Use	See Below

[CLICK HERE FOR PERMITTED USES](#)

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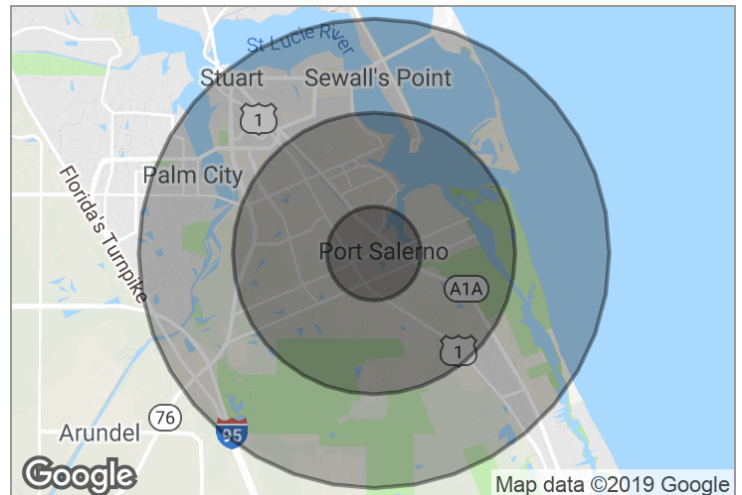
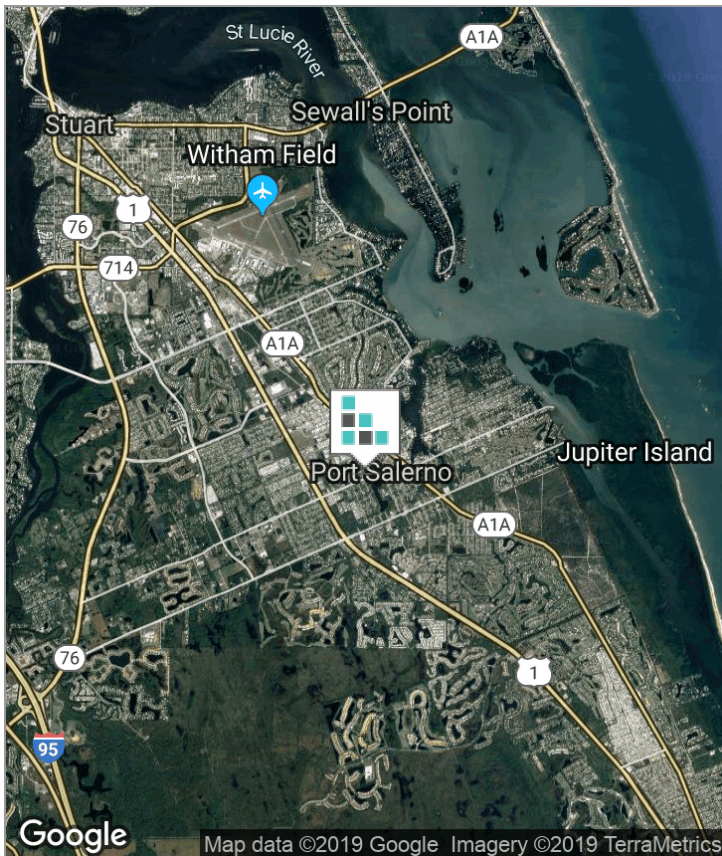
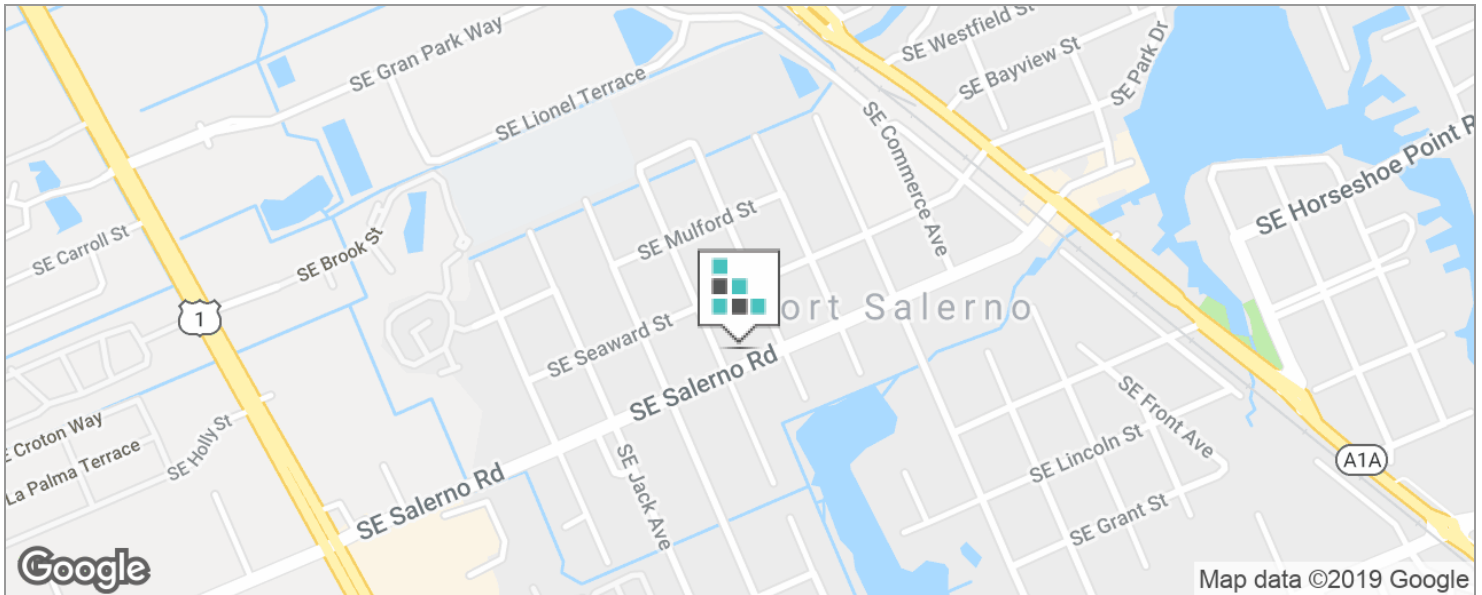
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SLC Commercial
Realty & Development

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,122	36,250	70,050
Total Households	1,932	14,888	30,030
Average HH Income	\$72,668	\$81,372	\$79,081
Average Age	43.1	47.4	49.8

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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