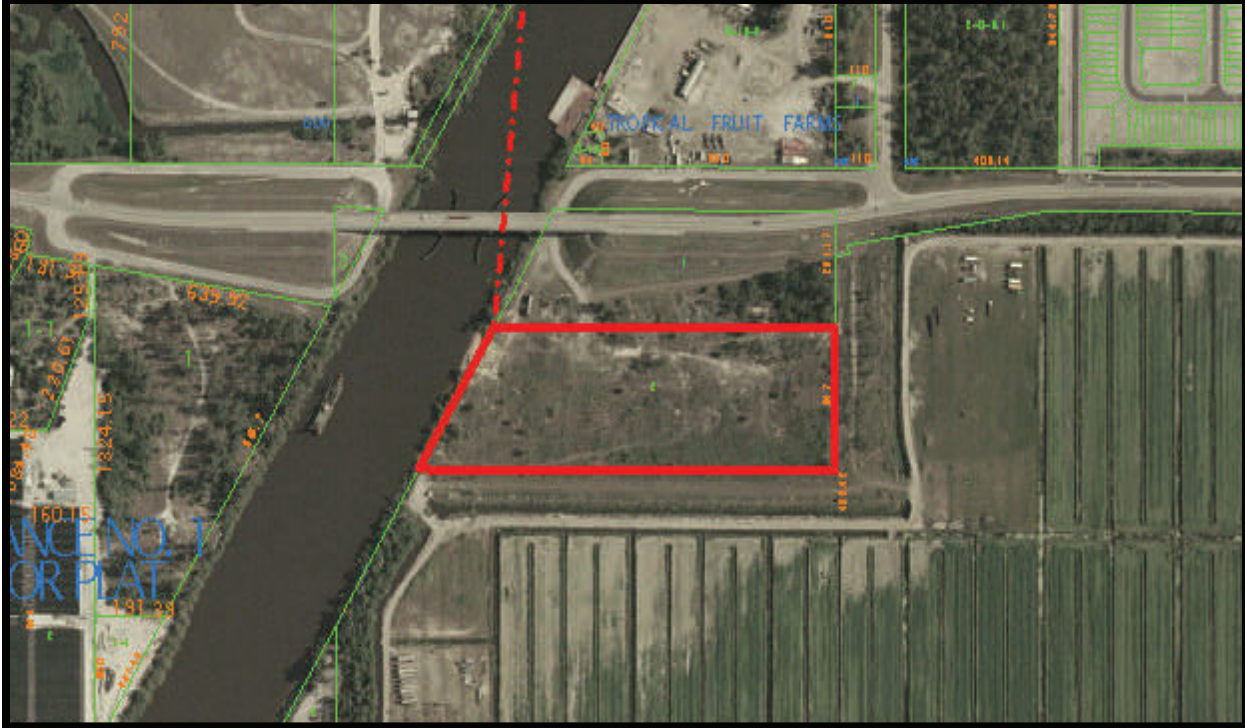


FOR SALE

8.6 +/- WATERFRONT COMMERCIAL SITE
STUART, FL



- LOCATION:** 9670 SW Marine Way, Stuart, FL. Located on the Okeechobee waterway, at the Arundel bridge off CR76 A. Convenient access to I-95.
- SIZE:** 8.6 +/- acres.
- ZONING/
LAND USE:** WGC (Waterfront General Commercial) Zoning. Commercial Waterfront land use.
- COMMENTS:** The property benefits from an approved final site plan for a 48,700 s/f boat building facility with 79 parking spaces, plus a large boatyard and a 1.57 acre boat basin with 7 boat slips and 2 Travelift wells. Project has an Environmental Resource Permit (ERP) from DEP, a U.S. Army Corps of Engineers permit, and a water and wastewater service agreement with Martin County.
- PRICE:** \$1,475,000.00



SLC Commercial
Realty & Development

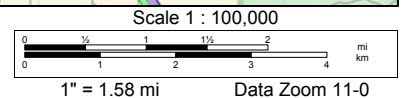
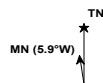
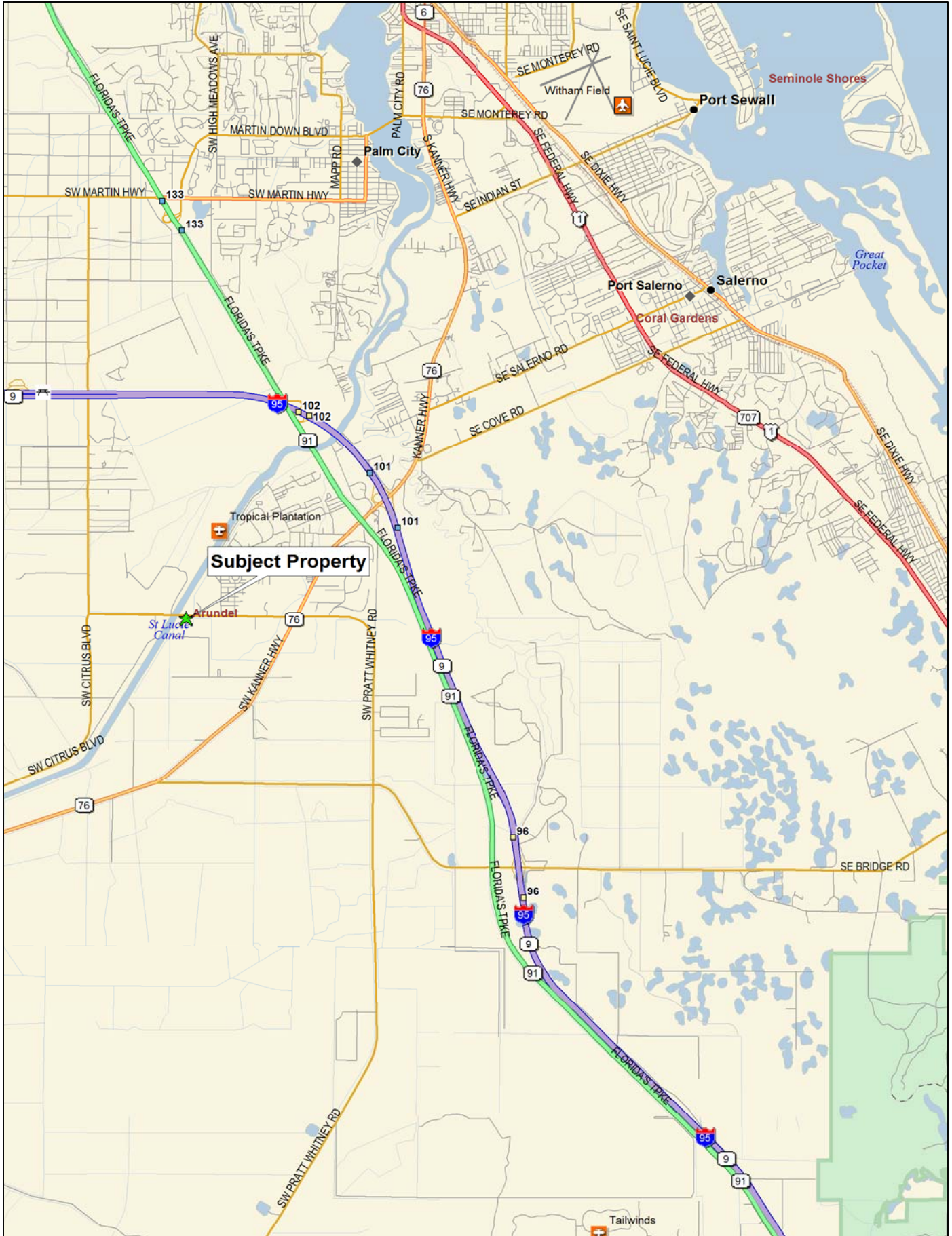
For More Information:
JEFFREY D. CHAMBERLIN, CCIM, SIOR
President, Broker

772.220.4096

chamberlin@slccommercial.com
www.slccommercial.com



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Waterfront General Commercial
Martin County Permitted Uses

Agricultural Uses

Aquaculture

Public and Institutional Uses

Administrative services, not-for-profit

Community centers

Cultural or civic uses

Educational institutions

Protective and emergency services

Public parks and recreation areas, active

Public parks and recreation areas, passive

Recycling drop-off centers

Utilities

Commercial and Business Uses

Bed and breakfast inns

Business and professional offices

Commercial amusements, indoor

Commercial amusements, outdoor

Commercial day care

Hotels and motels

Limited retail sales and services

Marinas, Commercial

Marine education and research

Recreational vehicle parks

Restaurants, convenience, without drivethrough facilities

Restaurants, general

Trades and skilled services

Wholesale trades and services

Industrial Uses

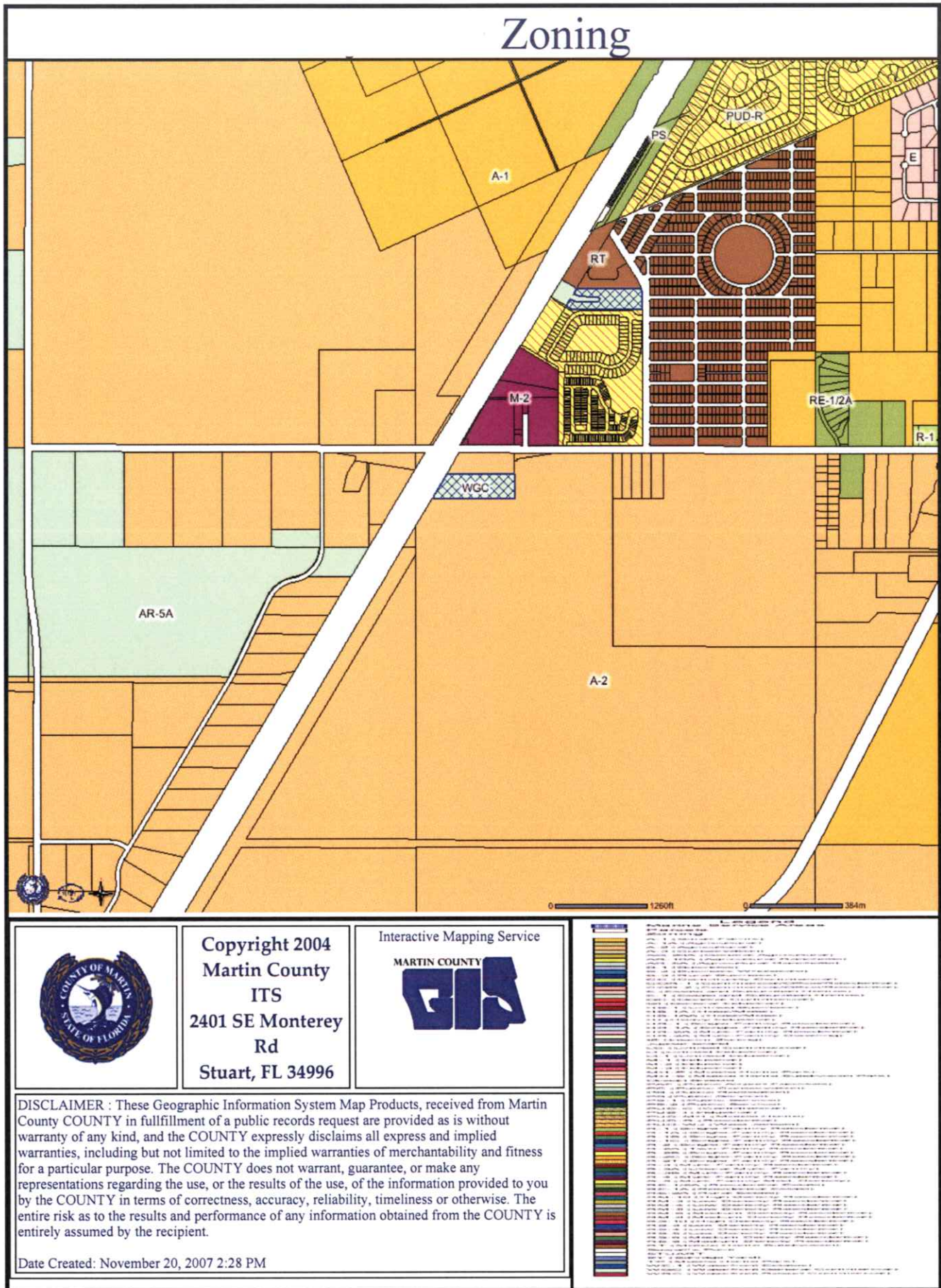
Extensive impact industries

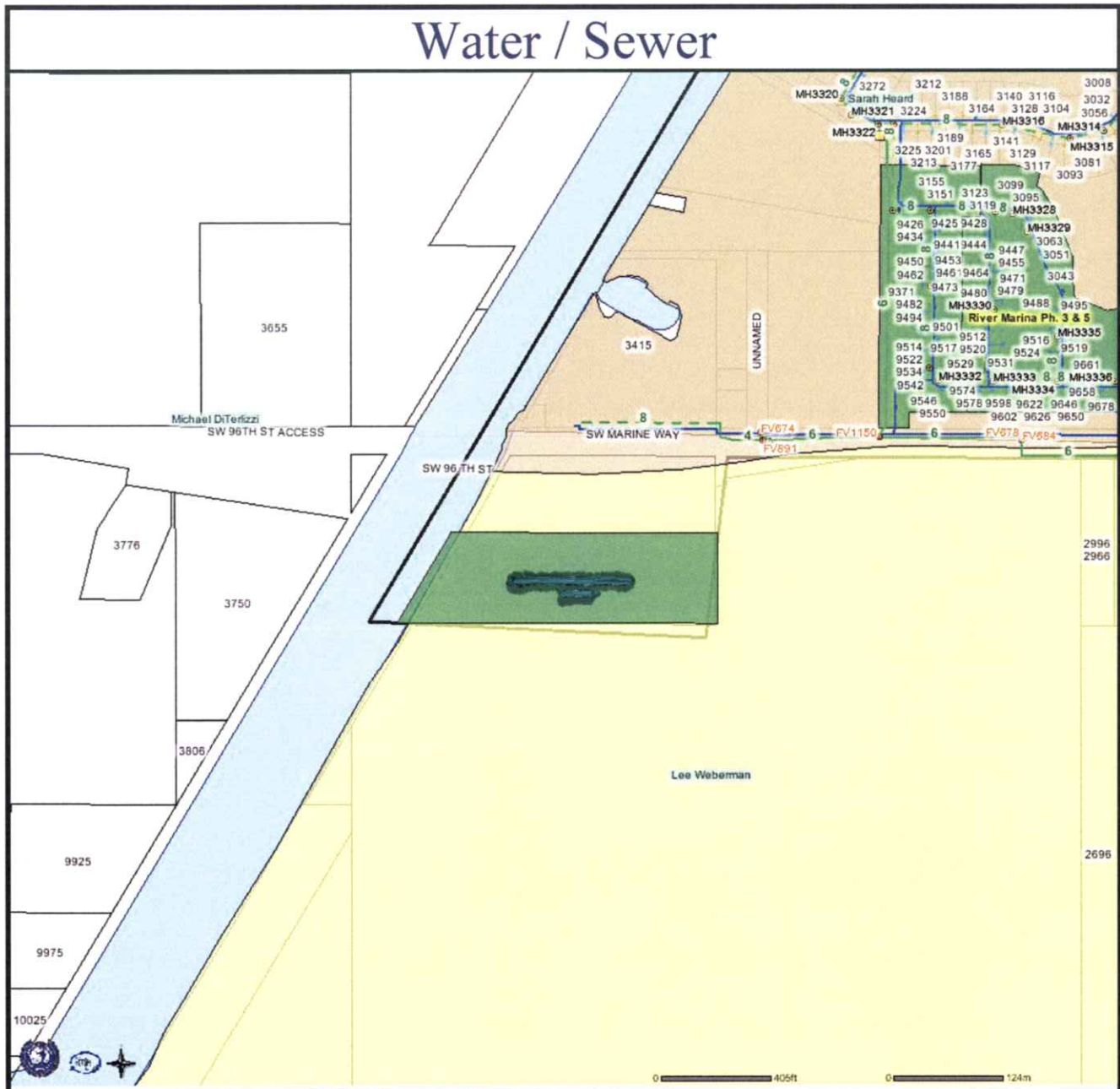
Limited impact industries

Residential Uses

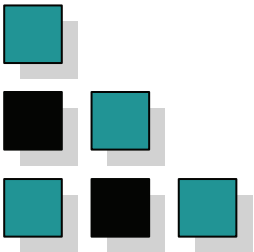
Accessory dwelling units

Apartment hotels





	<p>Copyright 2004 Martin County ITS 2401 SE Monterey Rd Stuart, FL 34996</p>	<p>Interactive Mapping Service MARTIN COUNTY </p>	<p>Legend</p> <ul style="list-style-type: none"> Forcemain Valves Labels Forcemain Air Release Valves Labels Sanitary Manholes Labels Liftstations Labels Potable Watermains Forcemains Labels Gravity Sewer Lines Vacuum Valve Vacuum Valve Pt Vacuum Mains Proposed Developments Approved In Review Commission Districts Labels Urban Service Districts Primary Secondary Parcels Parcels Labels MCU Service Areas MCU Service Area Other Service Areas Water
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<p>Date Created: November 20, 2007 2:30 PM</p>			



DISCLAIMERS

772-220-4096 SLC COMMERCIAL

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