

FOR SALE

INDUSTRIAL WAREHOUSE, STUART, FL



- LOCATION:** 3108 SE Monroe Street, Stuart
- COMMENTS:** 7,200+/- square foot metal building, built in 2007. Ideally suited for either investor or user. 10 parking spaces. Public water and sewer. 400 amp 120-480V 3 phase power.
- LOT SIZE:** .59 +/- acres
- R.E. TAXES:** 2013 real estate taxes were \$6,805.78, based upon assessed value of \$397,980.
- ZONING:** Property is zoned M-1 Industrial in unincorporated Martin County, with a future land use designation of Industrial.
- TENANCY:** Building is currently leased to A Sailor's Place thru 7/31/2015.
- PRICE:** ~~\$595,000.00~~ **REDUCED TO \$525,000.00**

For More Information:

JEFFREY D. CHAMBERLIN, CCIM, SIOR
President, Broker

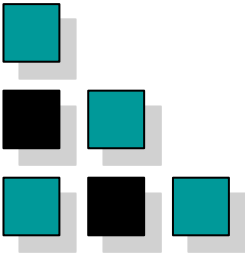
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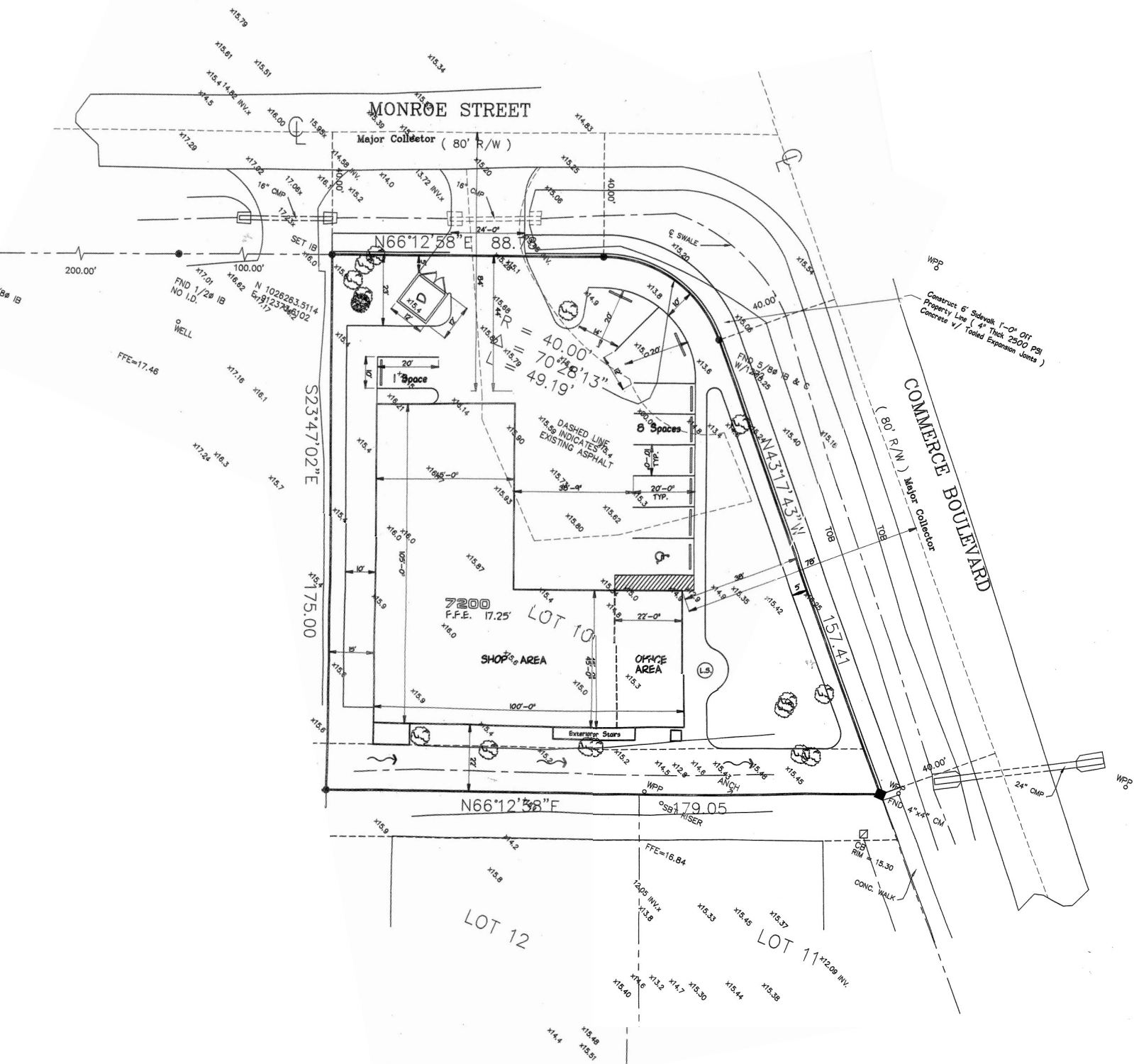
SLC Commercial
Realty & Development

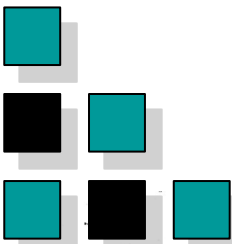
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SITE PLAN

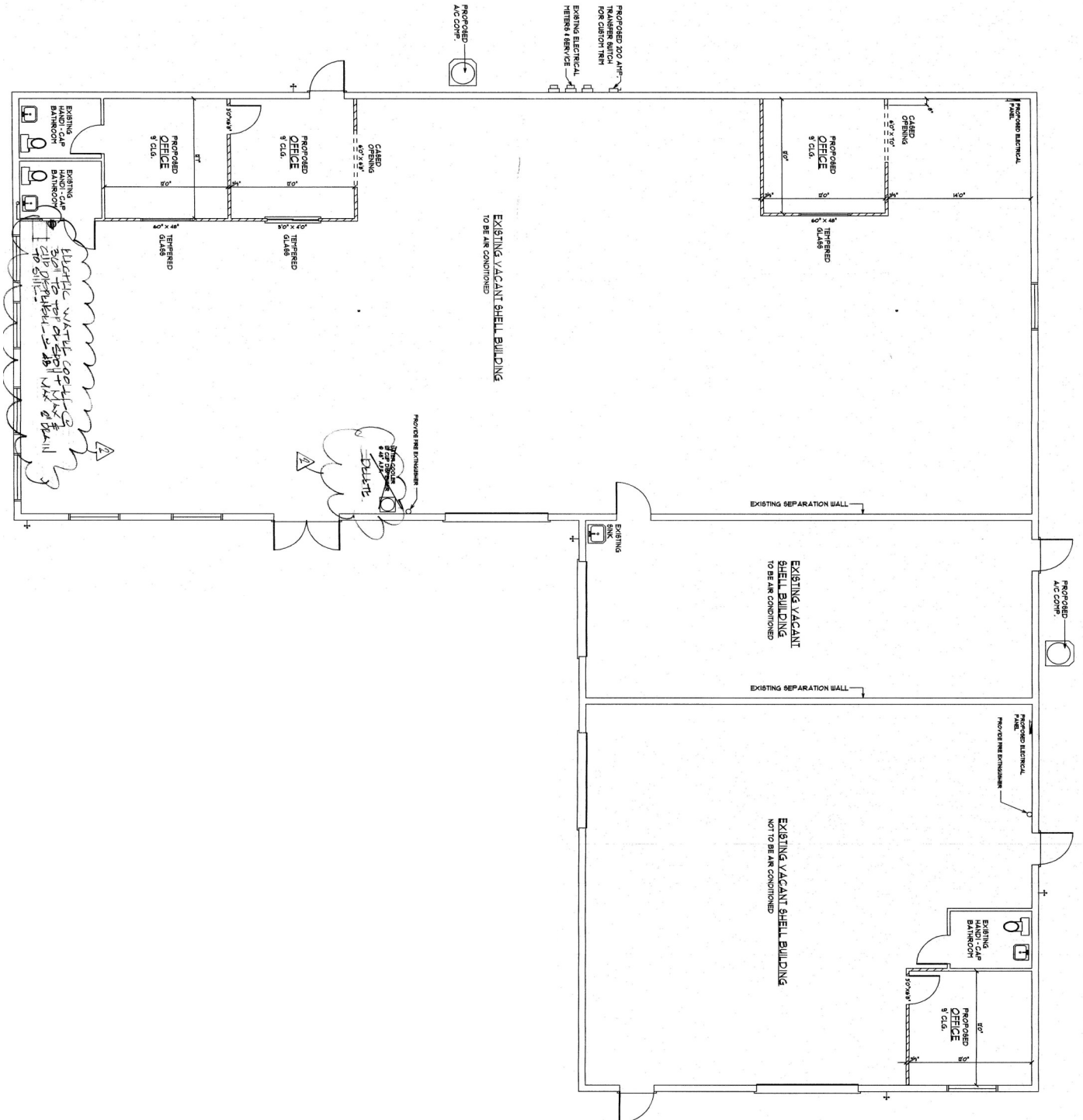
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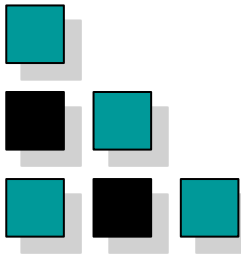




FLOOR PLAN

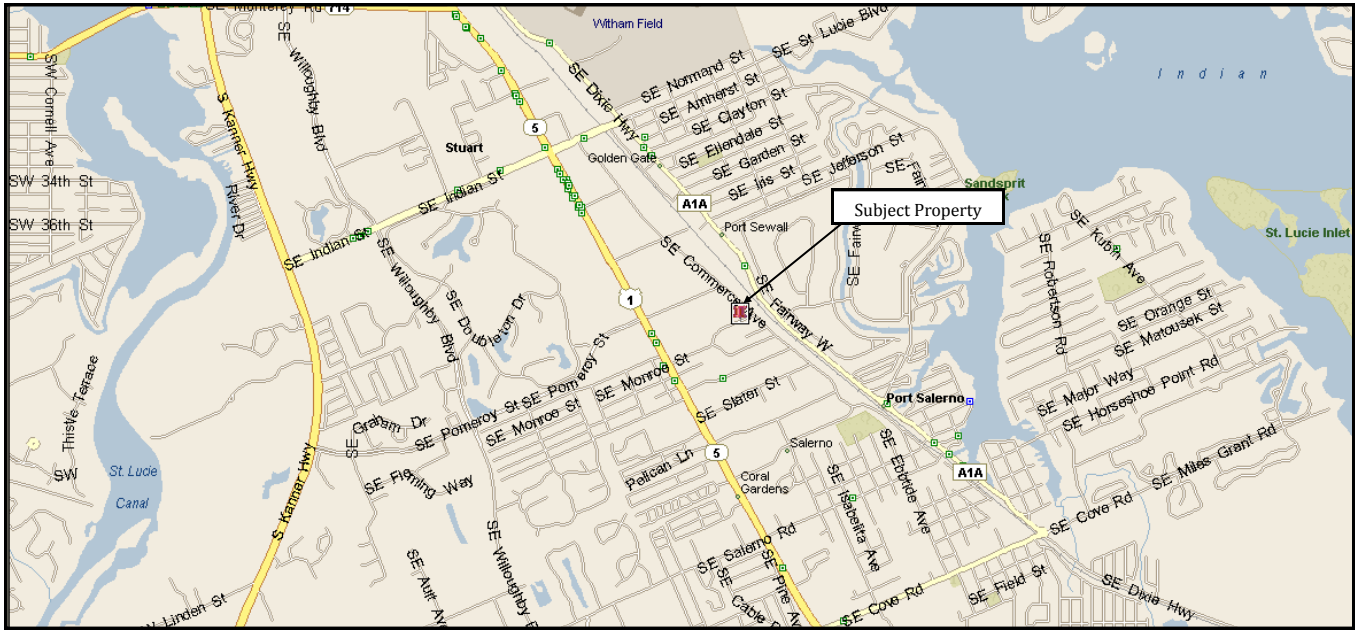
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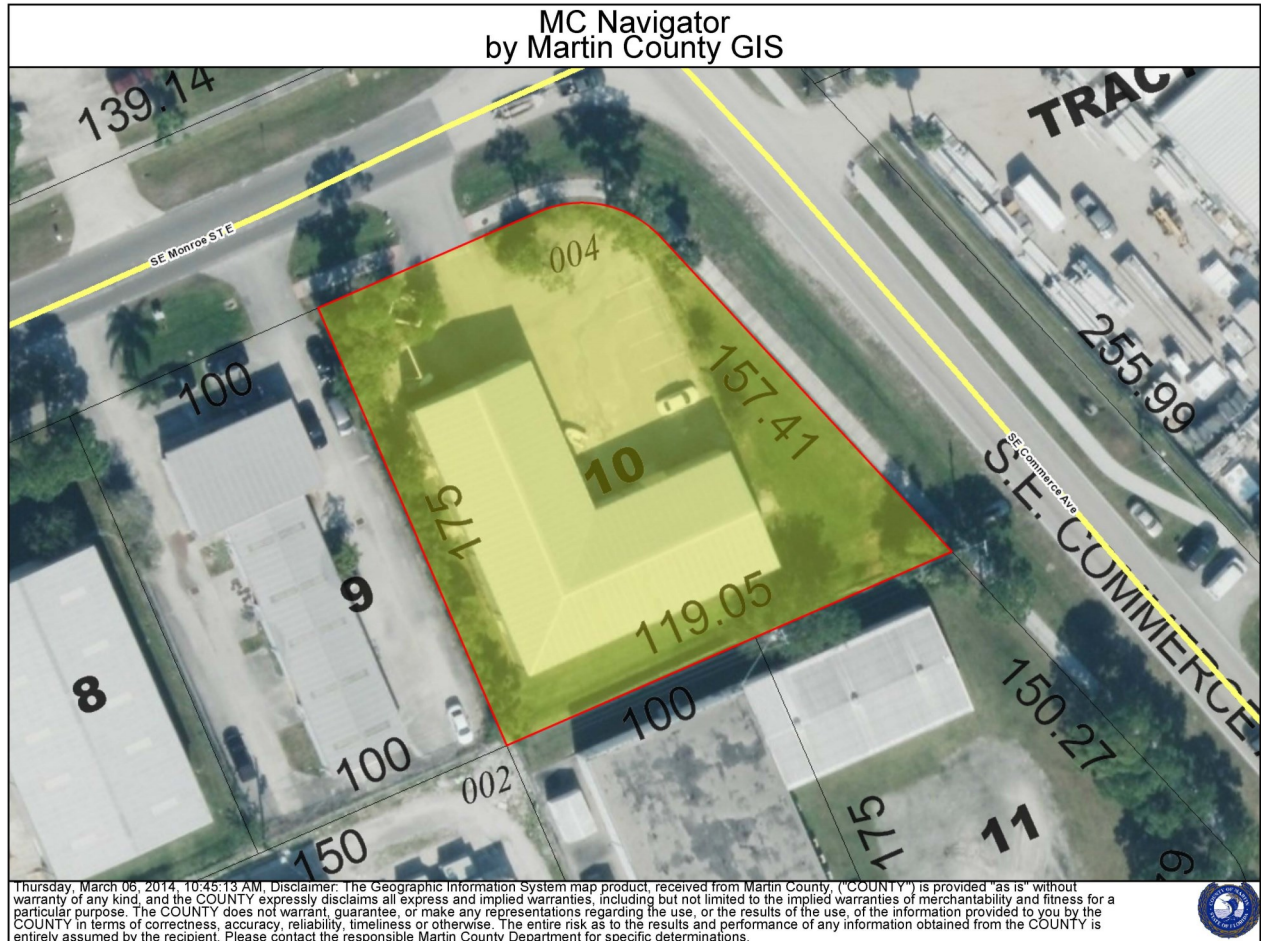


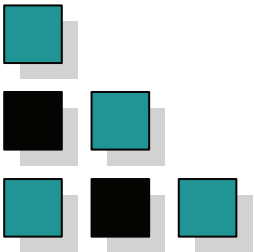
MAP

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AERIAL PHOTO





DISCLAIMERS

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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.