

FOR SALE

PALM CITY PROFESSIONAL BUILDING

PALM CITY, FL



- LOCATION:** 2646 SW Mapp Road, Palm City, FL. Conveniently located on the corner of Mapp Road and Martin Downs Blvd. Just over the Palm City bridge entering Palm City from Stuart.
- DESCRIPTION:** Three-story 13,471+/- s/f (11,112+/- net leasable s.f.) multi-tenant office building on .59± acres. Built in 1985, the building features open balcony with a center atrium. 40+/- parking spaces. UPS and Fedex drop box locations on site. 16 individual suites (some combined) offer various size ranges for the small business professional. Building is fire sprinklered. Property is located in Flood Zone AE.
- UTILITIES:** Water and Sewer by Martin County Utilities.
- ZONING:** HB - 1 Limited Business, Martin County.
Future Land Use: General Commercial.
- INCOME/
EXPENSE:** Potential Gross Income estimated at \$109,233.
Net Operating Income forecasted at \$50,139.
- PRICE:** **\$962,500.00**

For More Information:

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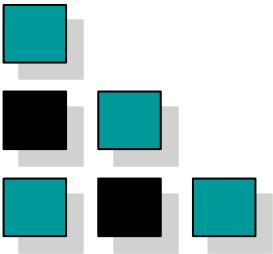
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772.220.4096



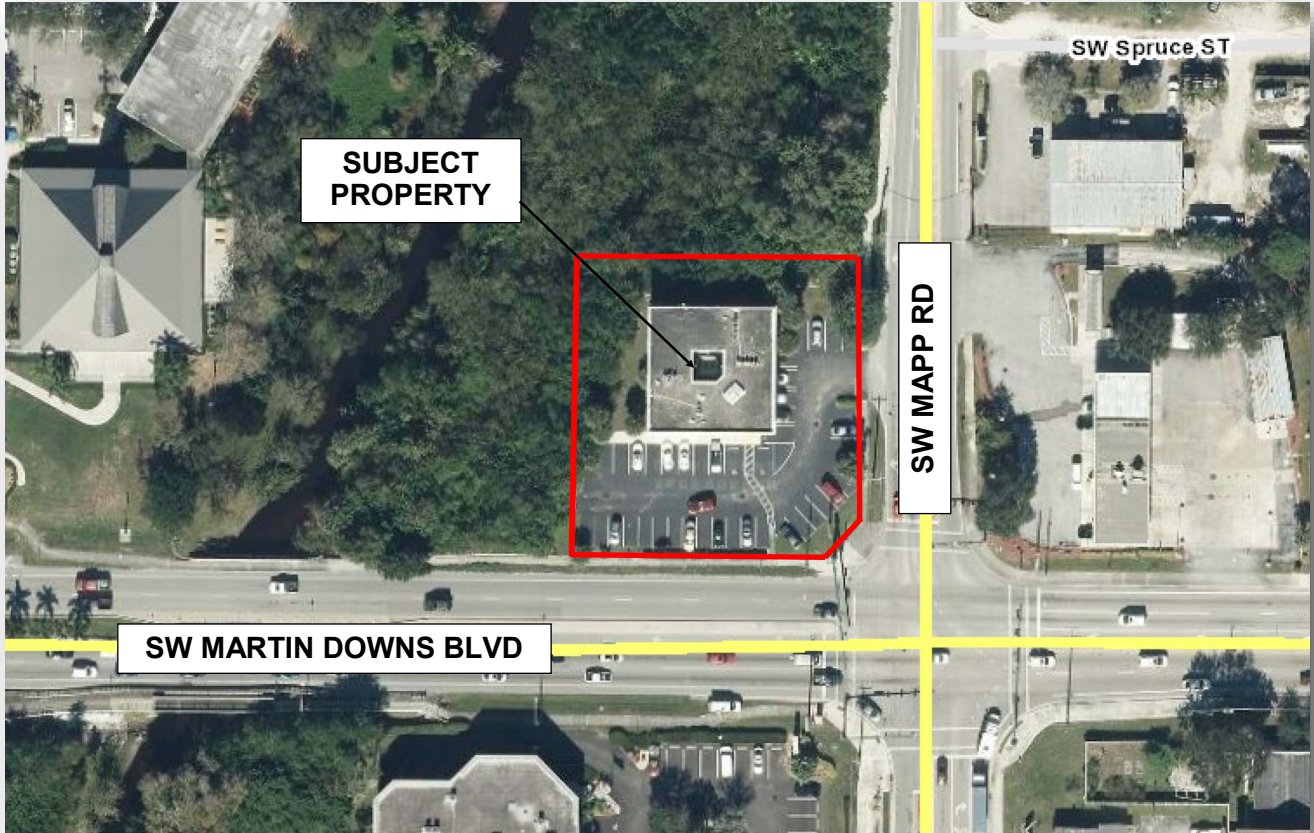
SLC Commercial
Realty & Development

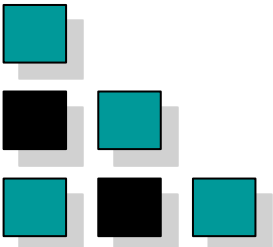
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AERIAL

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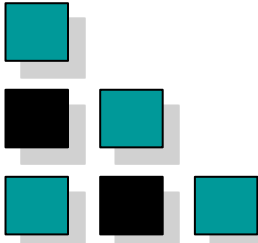




ENTRANCE AND ATRIUM PHOTOS

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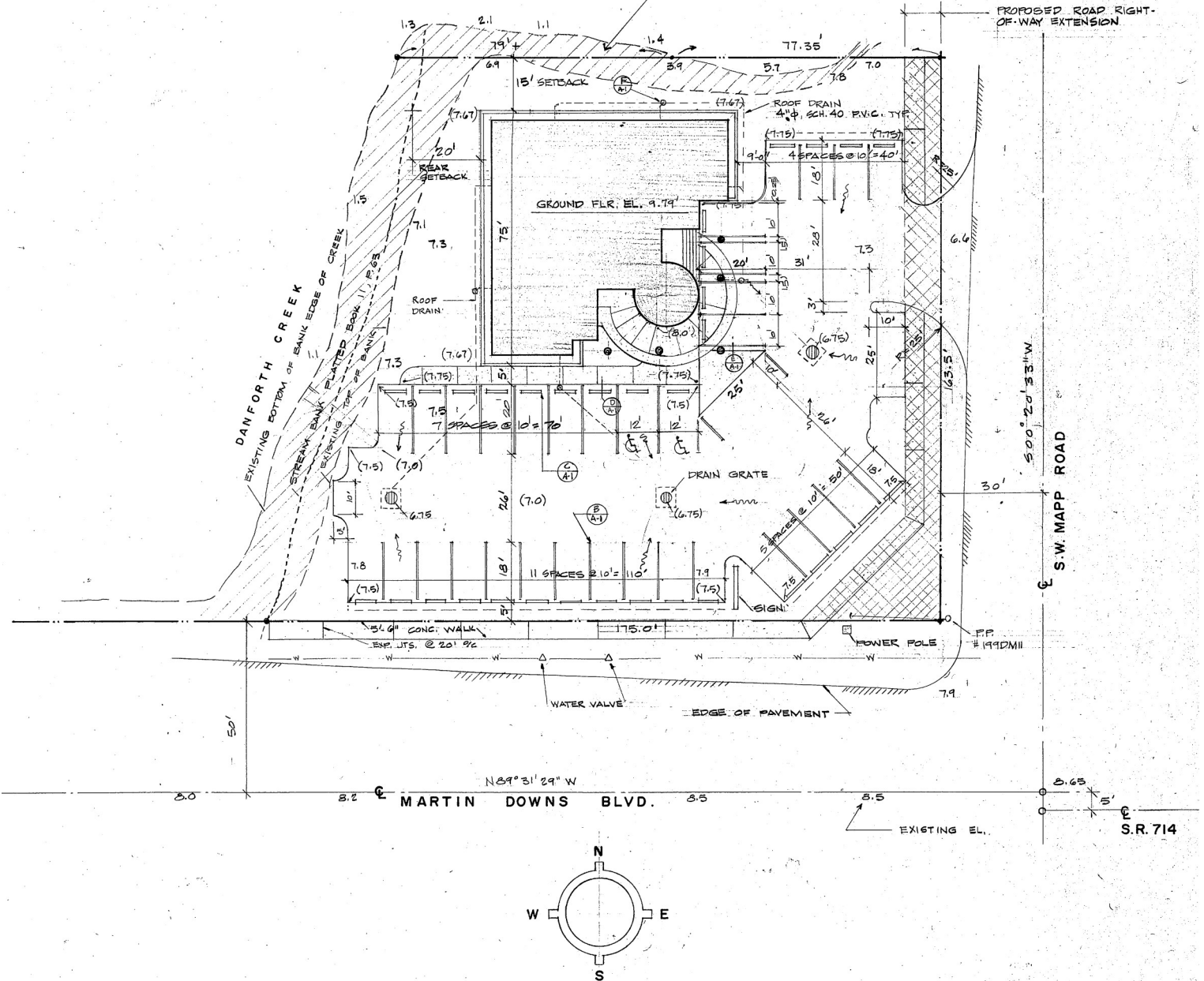


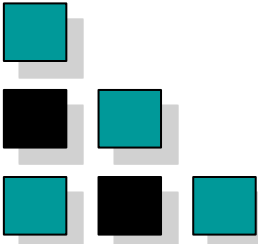


SITE PLAN

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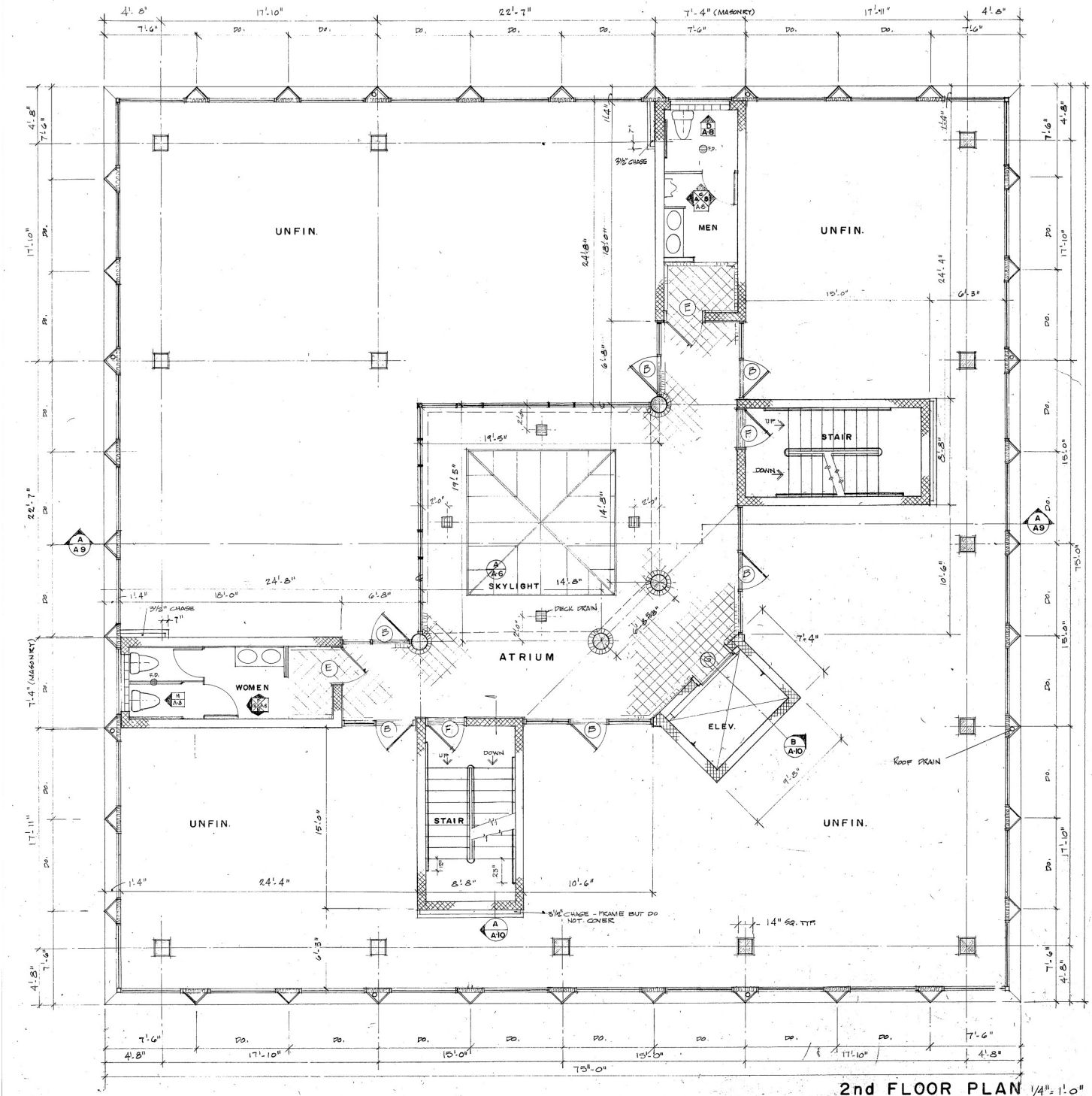
TOP OF BANK TO BE USED AS A PRESERVATION LINE.
AREA WEST AND NORTH OF THIS LINE SHALL BE A
"PRESERVATION AREA". NOT TO BE ALTERED, EXCEPT TO
REMOVE "BRAZILLIAN PEPPER" TREES AND INSTALL EROSION
CONTROL MEASURES FOR PROTECTION OF EXISTING SLOPES
ALL WORK NORTH & WEST OF THIS LINE SHALL BE UNDER THE
DIRECTION OF THE COUNTY FORESTER.



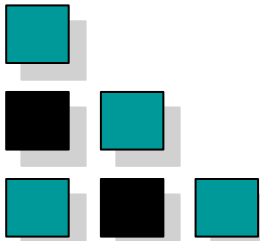


FLOOR PLAN: (2st Floor)

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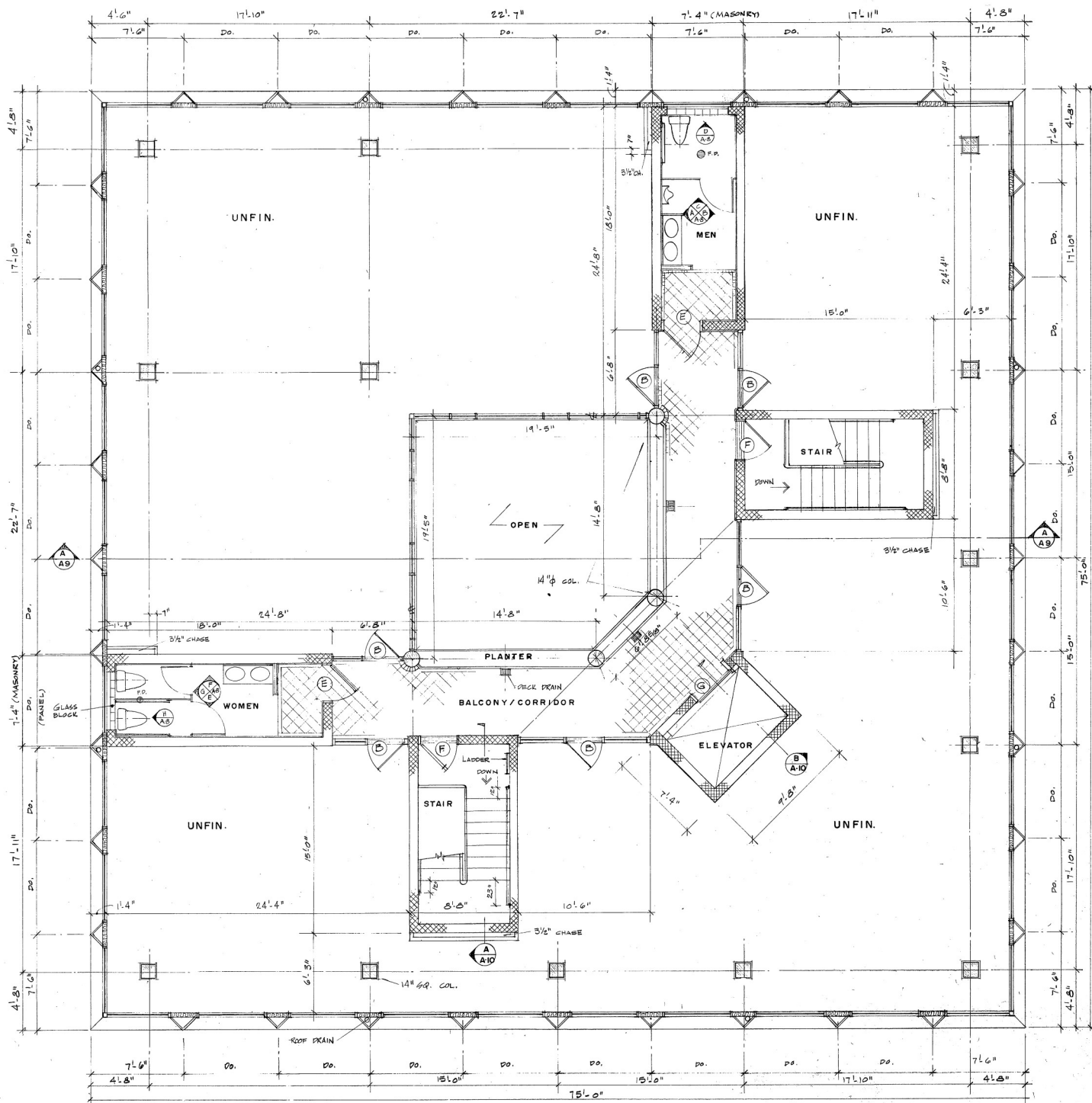


2nd FLOOR PLAN 1/4" = 1'-0"

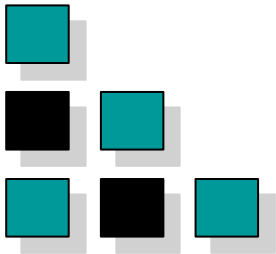


FLOOR PLAN: (3rd Floor)

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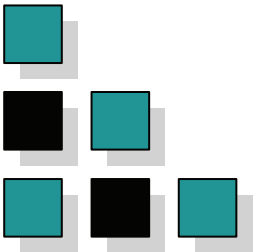
3RD FLOOR PLAN



LOCATION

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DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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