

FOR SALE

WATERFRONT COMMERCIAL PROPERTY

STUART, FL

LOCATION:

3250 S. Kanner Hwy., Stuart, FL 34994

DESCRIPTION:

Active marina, producing rental income from wet slips and also upland structures.

FEATURES:

1.64+/- Acres waterfront acres (.61+/- acres submerged plus 1.03+/- acres upland). Improved with a 60' wide boat basin and three structures (1,108+/- sq. ft. office, 638+/- sq. ft. garage with 1,190+/-sq. ft. covered area). 100' of frontage along Kanner Hwy. Property is located in zone A-8, with base flood elevation of 7.0 feet.

ZONING:

Waterfront Resort Commercial zoning and Commercial Waterfront land use, unincorporated Martin County. Permitted uses include: Cultural or civic use, hotel/motel/ bed & breakfast, office, retail, marina, and many other uses (see list attached).

PRICE: \$995,000.00



HIGHLIGHTS:

- Protected boat basin
- 630 +/- linear feet of concrete bulkhead seawall
- 14 +/- slips with electric, water & cable
- Easily accommodates boats up to 60'
- 4' to 4½' controlling draft
- Located on the south Fork of the St. Lucie River
- Ocean Access - approx. 8 miles to the St. Lucie Inlet

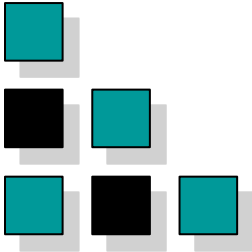
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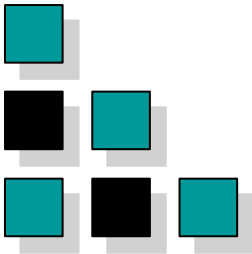




PHOTOGRAPHS

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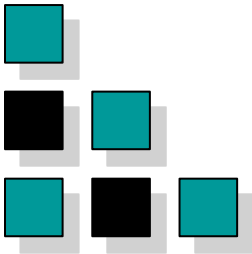




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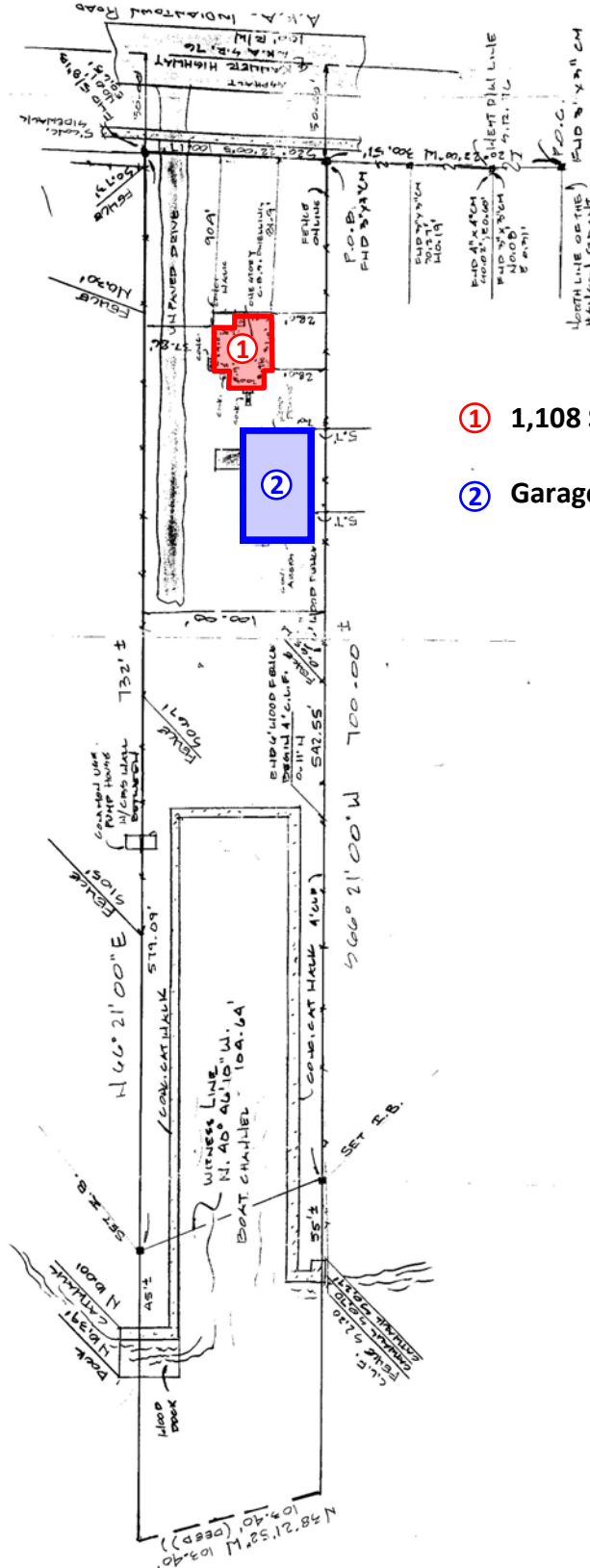
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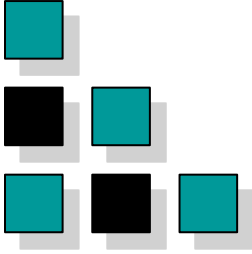


SURVEY

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- ① 1,108 SF Office Building
- ② Garage/Carport



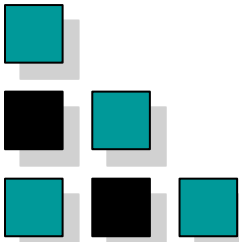
PERMITTED USES

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PERMITTED USES FOR WATERFRONT RESORT COMMERCIAL	DEVELOPMENT LOT STANDARDS FOR WRC	STRUCTURE SETBACKS FOR WRC
Accessory dwelling units	Zoning District	Front - 1 - 4 story 25'
Apartment hotels	Min. Lot Area s/f 10,000	
Modular homes	Min. Lot Width (ft) 80	Rear - 1 - 4 story 20'
Multifamily dwellings	Max. Res. Density 10	
Single-family detached dwellings	Max. building cov- 20	Side - 1 -4 story 10'
Townhouse dwellings	Max. height ft./stor. 50	
Duplex dwellings	Min. open space 30	
Zero lot line single-family dwellings	Other Req. 30	
Administrative services, not-for-profit		
Community Centers		
Cultural or civic uses		
Educational institutions		
Neighborhood assisted residences with six(6) or fewer residents		
Protective and emergency services		
Public parks and recreation areas, active		
Public Parks and recreation areas, passive		
Recycling drop-off centers		
Utilities		
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 drive through		
Restaurants, general		
Trades and skilled services		

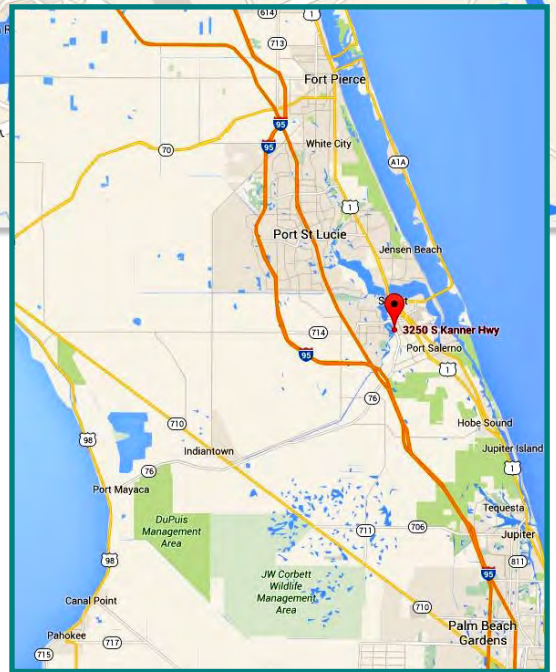
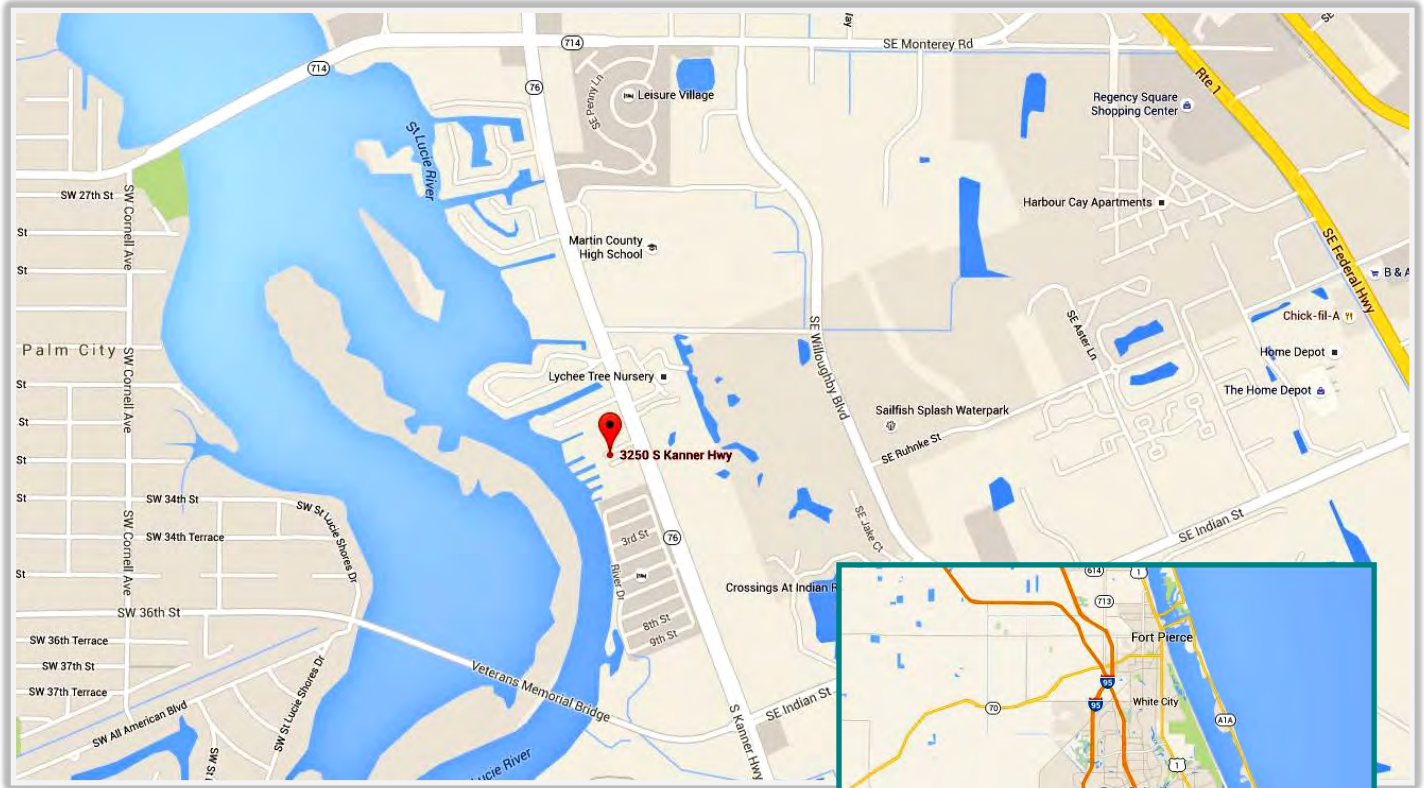
3.13. A. Waterbodies. In cases where land abuts the water of the St. Lucie River, the boundary of land shall be delineated as established by State statutes (Chapter 177, Part II, coastal Mapping, as may be amended).

3.13.B. submerged land areas. No submerged land areas waterward of the boundary described above shall be included in the calculation of gross site area.

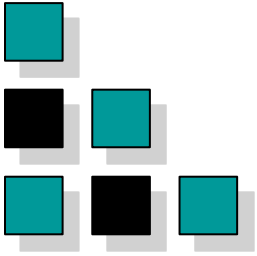


LOCATION MAPS

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DEMOGRAPHIC PROFILE			
	1 Mile	3 Mile	5 Mile
Population	6,657	58,858	93,673
Households	2,985	22,186	41,576
Ave HH Income	\$51,018	75,400	\$78,975
Median Age	42.9	48.4	50.7



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.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

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.