

# FOR SALE

440 SE Osceola St., Stuart, FL 34994



SLC Commercial  
Realty & Development

## Investment Offering



### Property Description:

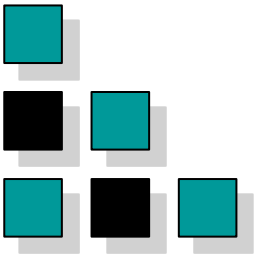
PROPERTY TYPE:	Mixed Use (1st Floor Medical Office, 2nd Floor Apartment)
PARCEL SIZE:	0.3122ac
IMPROVEMENTS:	FULLY LEASE 3,340sf Med Office 2,460sf 2bed/2bath Apartment
CONSTRUCTION:	CBS Built 2001
ZONING:	R3 Multifamily / Office, City of Stuart
UTILITIES:	Water/Sewer—City of Stuart , Electric—FPL
PARKING:	17 spaces onsite, abundant on street parking
TENANTS:	Martin Memorial (medical office) - Waters Edge Dermatology (apt)
CURRENT NOI:	\$53,000.00

**Sale Price: \$995,000**

**Michael A. Yurocko, CCIM, Vice President, Broker**

Mobile Phone 772.538.2841  
my@slccommercial.com





## **PROPERTY DESCRIPTION**

772-220-4096 SLC COMMERCIAL

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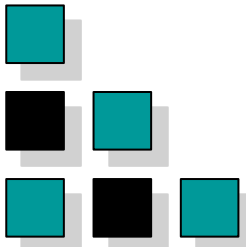
440 SE Osceola Street is a unique mixed use property featuring a multitude of upgraded features and located within walking distance to Martin Memorial's main Hospital Campus. The 1<sup>st</sup> floor consists of a 3,340sf+/- medical office with a large and well-appointed waiting room, (8) exam rooms, lab area, break room, physician office, (3) restrooms, and a rear courtyard outside break area. Medical office is leased to Martin Memorial.

The 2<sup>nd</sup> floor has a very large 2,460sf+/- apartment with 2 bedrooms (one with walk in closet), 2 full bathrooms (one with Jacuzzi tub), kitchen, living & dining areas. *Each* bedroom has a separate washer/dryer. The apt has an additional large room that has the potential for conversion into a 3<sup>rd</sup> bedroom. Apartment is fully leased to current property owner.

The two floors are separately metered, each with its own HVAC systems which are approximately 1yr old. The building also has (2) propane gas tanks (500 gal) for providing gas to hot water heaters and to the apartment kitchen. The propane is also available for use to fuel a generator to bldg. A prewired generator subpanel is installed for use with a future generator installation.

All rooms in building are wired with Cat 6 cabling and multiple internet service connections are in place for DSL (ATT), Comcast cable, and Metro Ethernet fiber optic data. The communications closet is ventilated with a separate air return and the building also includes both security and video surveillance systems.

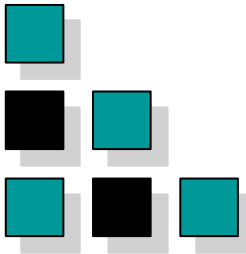
This is a property that has been well maintained by the owner and represents a unique opportunity as a mixed use investment.



# OFFICE

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# APARTMENT

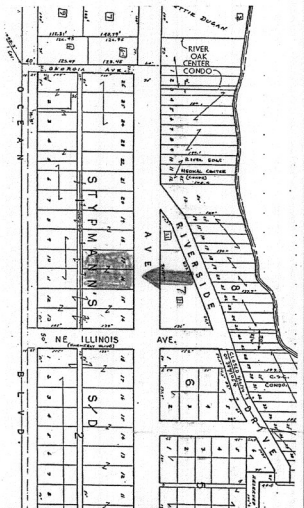
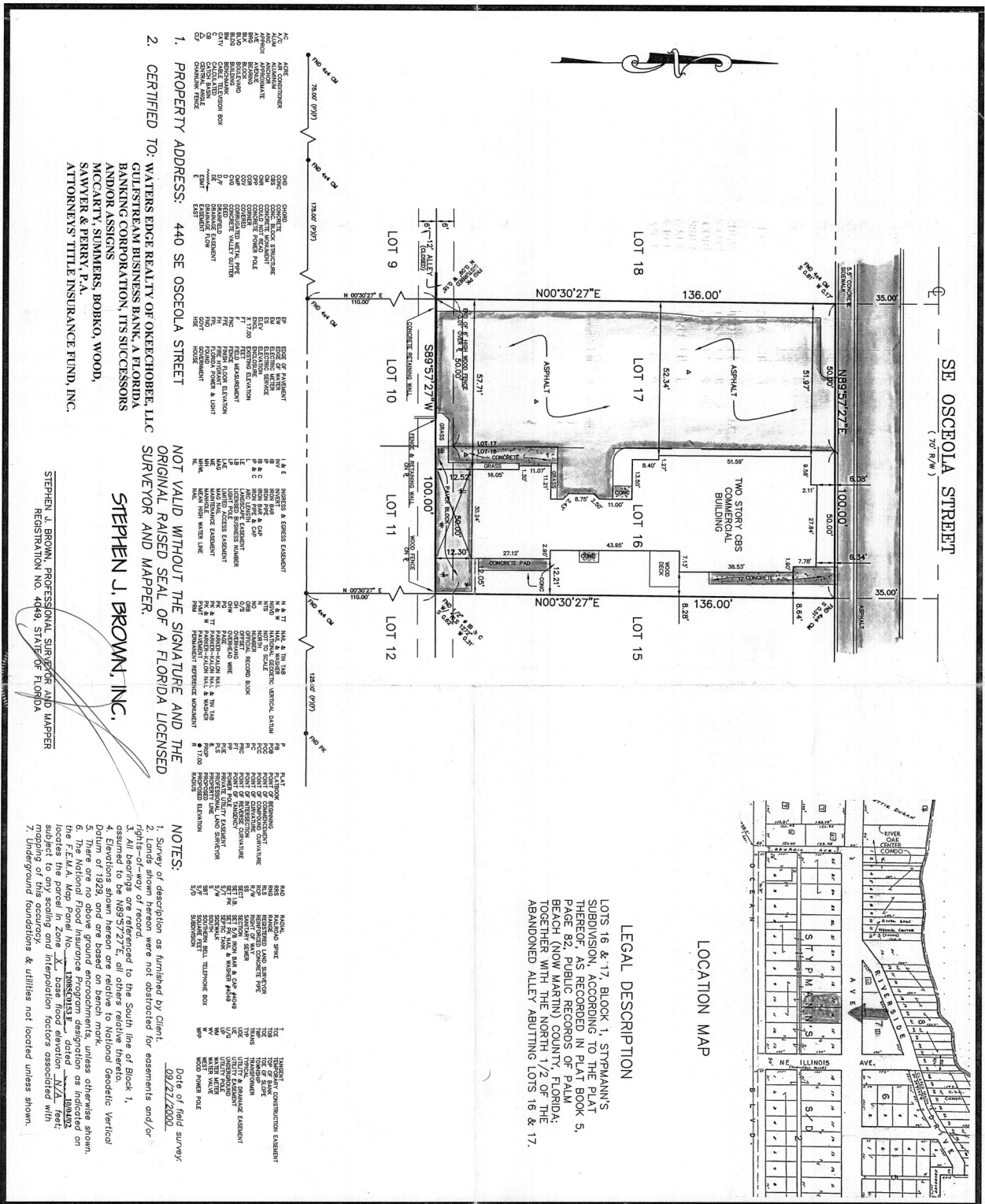
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# SURVEY

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**LEGAL DESCRIPTION**  
 LOTS 16 & 17, BLOCK 1, STYPMANN'S SUBDIVISION, ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 5, PAGE 82, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2, 2/4, 3/4, & 1/4, ABANDONED ALLEY ABUTTING LOTS 16 & 17.

1. PROPERTY ADDRESS: 440 SE OSCEOLA STREET
2. CERTIFIED TO: WATERS EDGE REALTY OF OKEECHOBEE, LLC  
 GULFSTREAM BUSINESS BANK, A FLORIDA BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS  
 MCCARTY, SIMMERS, BOBKO, WOOD, SAWYER & PERRY, P.A.  
 ATTORNEYS' TITLE INSURANCE FUND, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**STEPHEN J. BROWN, INC.**

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER  
 REGISTRATION NO. 4049, STATE OF FLORIDA

**NOTES:**  
 1. Survey of description as furnished by Client.  
 2. Lands shown hereon were not abstracted for assessments and/or 3rd class property taxes subject to the South line of Block 1, assumed to be N89°57'27"E, all others relative thereto.  
 3. Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.  
 4. There are no above ground encroachments, unless otherwise shown, on this survey. If any encroachments are shown, they are shown as indicated on the F.E.M.A. Map Panel No. 01191801A1, dated 09/22/2000, on subject to any scaling and interpretation factors associated with map/ground foundations & utilities not located unless shown.

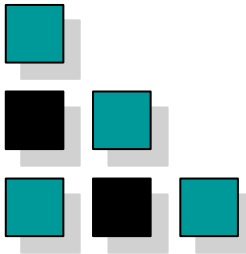
Date of field survey: 09/22/2000

STAMP	SLAB
DATE	10/04/2000
SCALE	1" = 20'
SHEET	2748-12-01
SHEETS	ONE
OF ONE	SHEETS

**BOUNDARY SURVEY**  
 PREPARED FOR: WATERS EDGE REALTY OF OKEECHOBEE

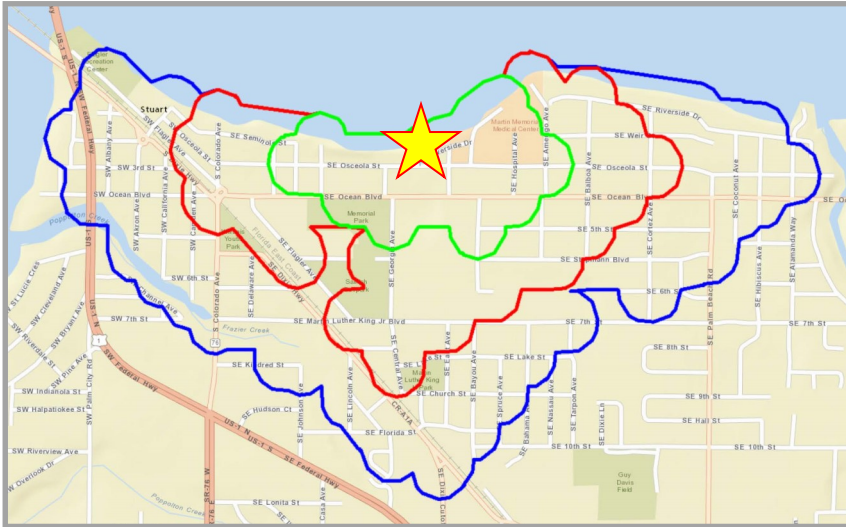
**STEPHEN J. BROWN, INC.** LICENSED BUSINESS NUMBER: 6484  
 SURVEYORS • DESIGNERS • LAND PLANNERS • CONSULTANTS  
 619 EAST 5TH STREET, STUART, FLORIDA 34994 238-7176

REVISIONS	BY
FINAL AS-BUILT SURVEY 8/23/00	RH
DATE OF REVISION	BY
08/23/00	AMA

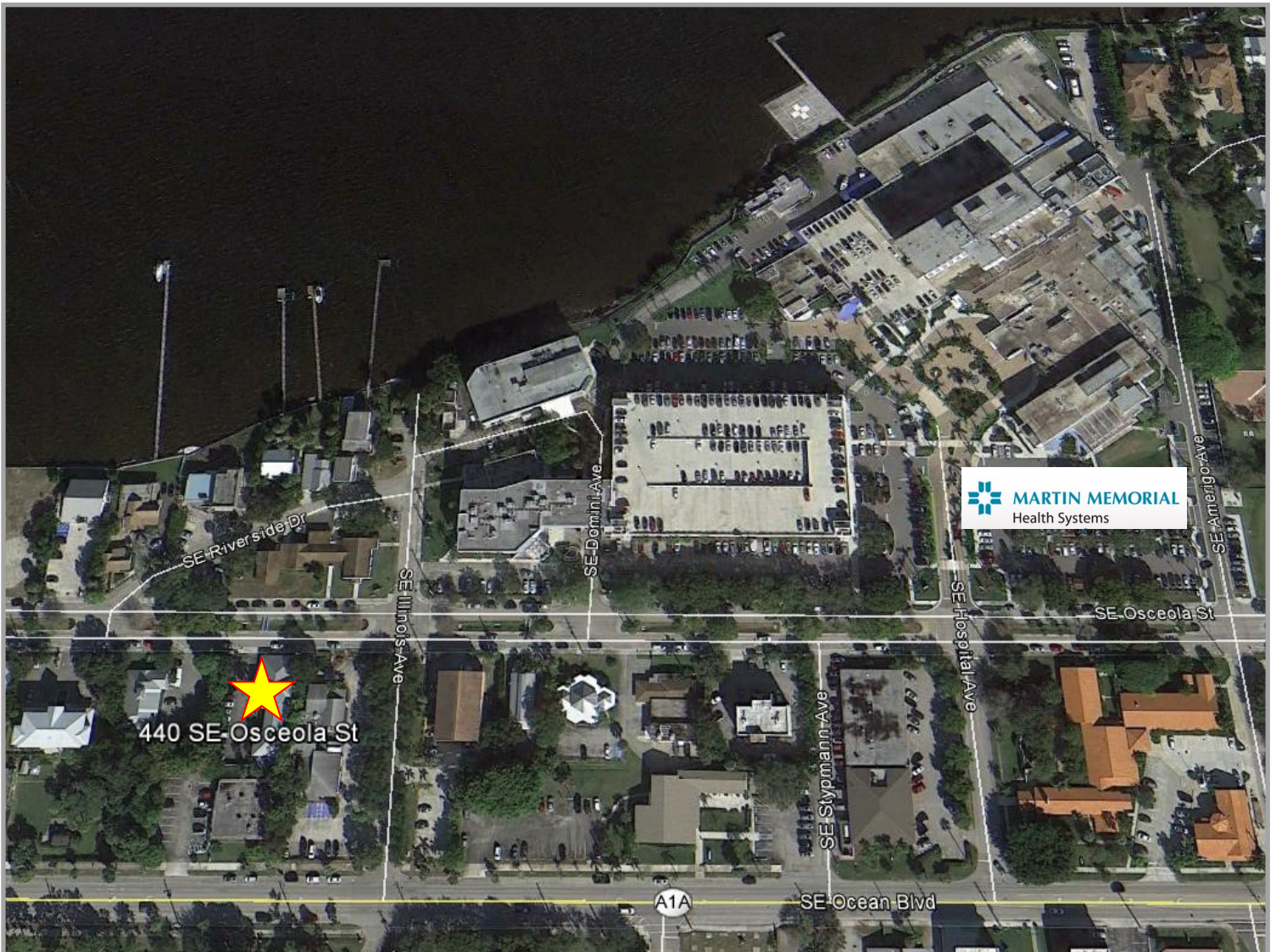


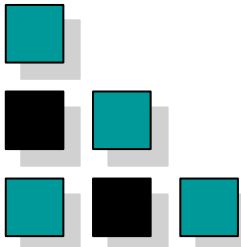
# LOCATION

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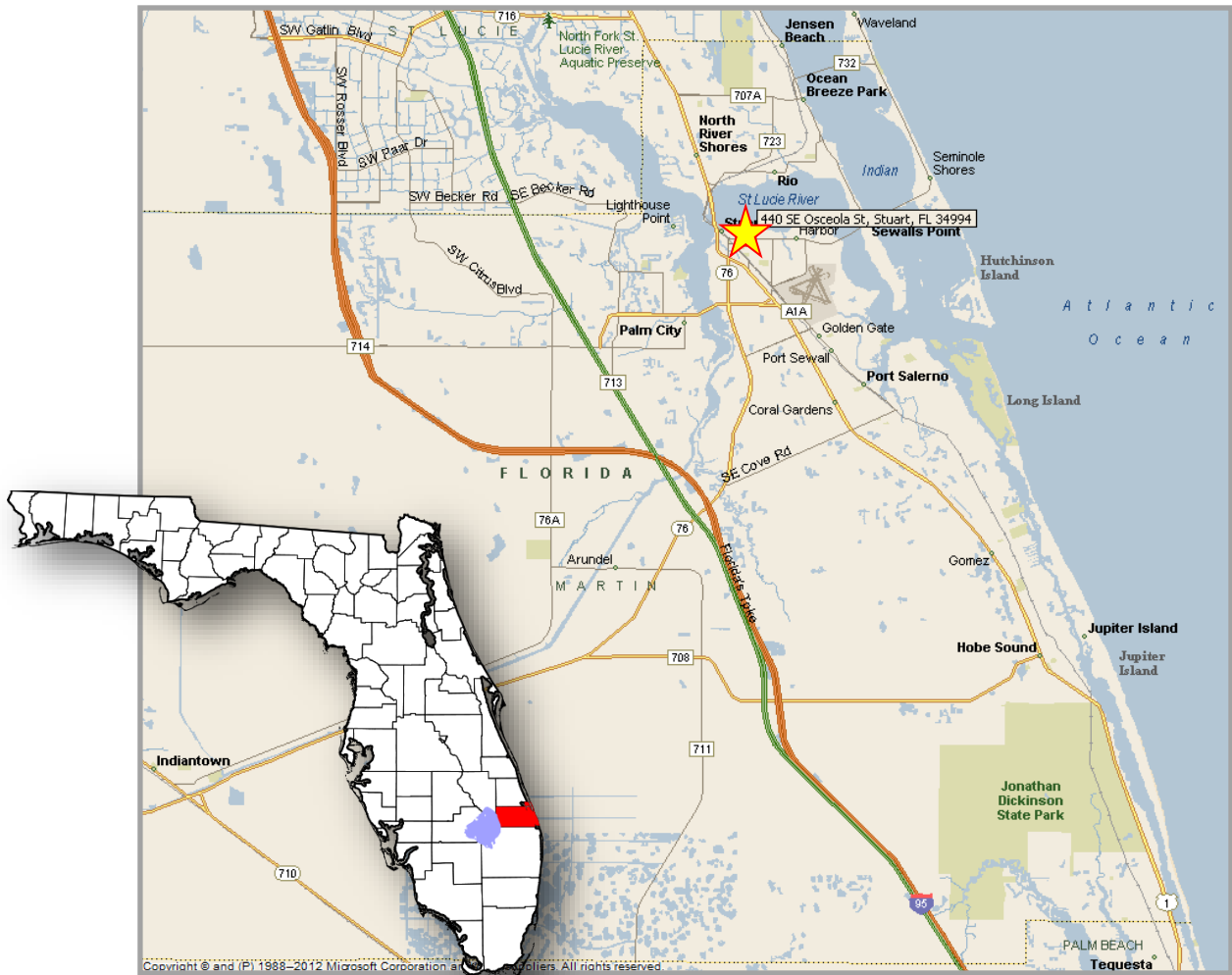
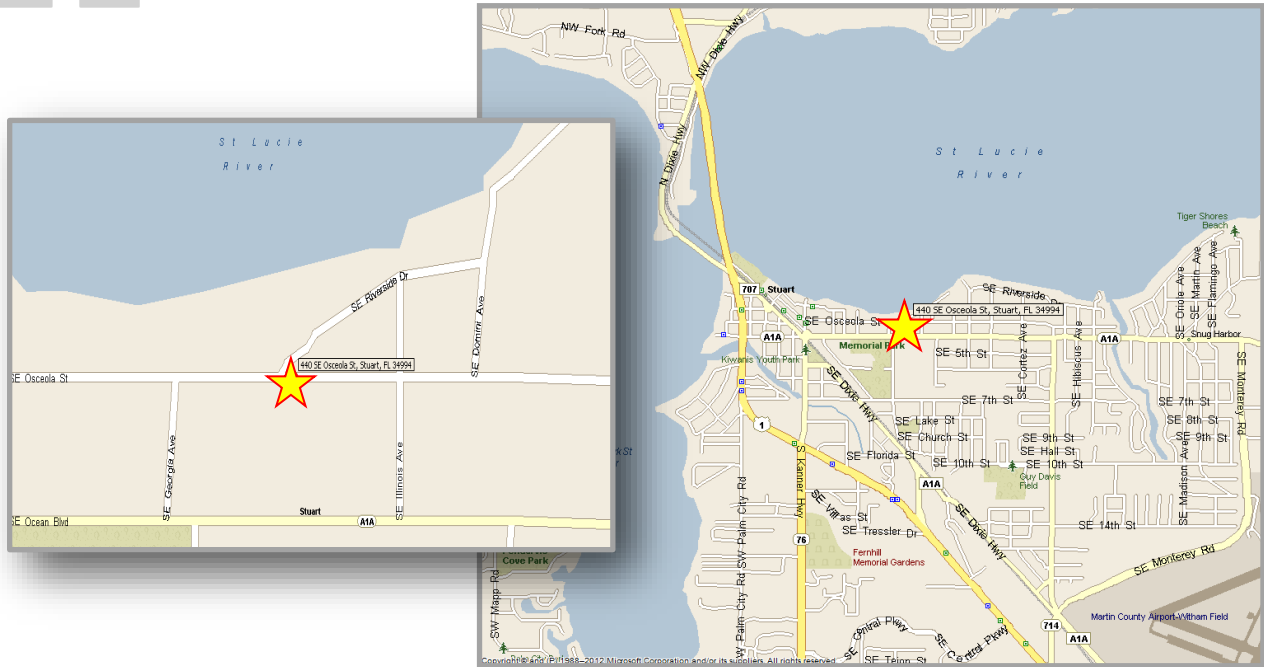
5, 10, 15  
Minute  
Walking  
Distance





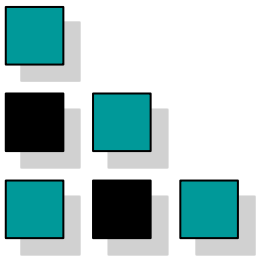
# MAPS

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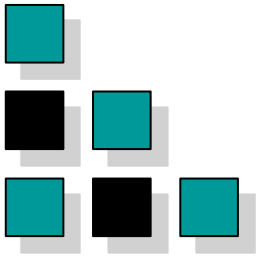


# ZONING

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Sec. 2.02.02. TABLE 2

<b>Residential and PUD Districts Uses</b>	R-1A	R-1	R-2	R-3	R-M	RPUD <sup>4</sup>	CPUD <sup>5</sup>	MPUD <sup>6</sup>
Bed & breakfast inns				P		A	A	A
Child care center (less than 5 acres) <sup>1</sup>				S	P	A	A	A
Church (less than 5 acres)			S	P		A	A	A
Church (more than 5 acres)				S		A	A	A
Community Centers			P	P		A	A	A
Community residential home of 7- 14 residents				S		A	A	A
Day care center (less than 5 acres) <sup>1</sup>				S	P	A	A	A
Detached accessory dwelling unit	P	P	P	P		A		A
Duplex			P	P		A		A
Governmental buildings			P	P		A	A	A
Group home of six or fewer residents <sup>2</sup>	P	P	P	P		A	A	A
Home Occupations	P	P	P	P		A	A	A
Kindergarten (less than 5 acres) <sup>1</sup>				S	P	A	A	A
Libraries			P	P		A	A	A
Mobile homes or shell houses								
Multi-family				P	P	A		A
Nursery school (less than 5 acres) <sup>1</sup>				S	P	A	A	A
Nursing homes				P		A	A	A
Operation of a residence as a family day care home <sup>2</sup>	P	P	P	P	P	A	A	A
Parking lot adjacent to an existing non-residential use				S		A	A	A
Place of worship (less than 5 acres)				P		A	A	A
Place of worship (more than 5 acres)				S		A	A	A
Place of worship with ancillary structure (less than 5 acres)				P		A	A	A
Place of worship with ancillary structure (more than 5 acres)				S		A	A	A
Preschool learning center (less than 5 acres) <sup>1</sup>				S	P	A	A	A
Professional offices				P		A	A	A
Public facilities <sup>3</sup>	P	P	P	P	P	A	A	A
Public parks <sup>3</sup>	P	P	P	P	P	A	A	A
Public utilities <sup>3</sup>	P	P	P	P	P	A	A	A
Residential units combined with non-residential uses				P		A	A	A
Rooming and boardinghouses				P		A	A	A
Schools – private, parochial, public, technical (less than 5 acres)				S		A	A	A



# ZONING

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<b>Residential and PUD Districts Uses</b>	<b>R-1A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-M</b>	<b>RPUD<sup>4</sup></b>	<b>CPUD<sup>5</sup></b>	<b>MXPUD<sup>6</sup></b>
Single-family residence detached	P	P	P	P		A		A
Single-family residence with ancillary structure	P	P	P	P		A		A
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure.				P		A	A	A
Stealth Communication Facilities - In conjunction with uses other than single family or two-family residences, stealth telecommunications facilities which exceed 45 feet in height.				S		A	A	A
Temple (less than 5 acres)				P		A	A	A
Temple (more than 5 acres)				S		A	A	A

**Footnotes:**

P - Use Permitted By Right

S - Use Permitted as a Special Exception through public hearing process

A - Allowed through city commission public hearing process

- Prohibited

1 - Must be registered or licensed with the Florida Department of Children & Family Services.

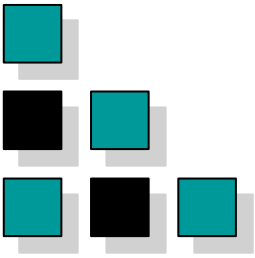
2 - Group home meets the definition of a community residential home as defined in Chapter XII provided that such homes shall not be located within a radius of 1,000 feet of another existing such home and the sponsoring agency or department of health and rehabilitative services (HRS) notify the City at the time of home occupancy that the home is licensed by HRS.

3 - Public parks, public utilities and public facilities are allowed in all zoning districts.

4 - Residential uses not specifically set forth in any of the standard zoning categories but which are compatible and of like nature and quality to those residential uses allowed in R-1, R-2, or R-3 zoning classifications may be allowed through city commission public hearing process.

5 - Refer also to Table 3 for other uses allowed in CPUD. In this case, CPUD references to any and all commercial uses set forth in R-3 are allowed providing the parcel abuts comparable zoning on at least two sides. The requirement that the parcel abut property with comparable zoning on at least two sides may be waived by the city commission after public hearing and due consideration by the commission. The requirement shall not be waived unless the commission makes specific findings that the proposed project is consistent with the purpose and intent of this chapter; that it promotes the welfare of the people of the City of Stuart; and that the project is otherwise of suitable character and compatible with its surroundings.

6 - Refer also to Table 3 and 4 for other uses allowed in MXPUD.



## **DISCLAIMER**

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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.