

ONE OF A KIND  
MIXED USE OPPORTUNITY

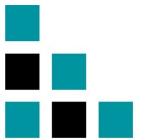
# FOR SALE

512 SW St. Lucie Crescent  
Stuart, FL 34994

## OFFERING SUMMARY

Building Size: 2,548 SF  
Land Size: 0.17 Acres  
Land Use: Commercial  
Zoning: B-2 Business General

PRICE REDUCED!  
**\$1,495,000.00**

  
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# Property Details

512 SW ST. LUCIE CRESCENT

FOR SALE

## LOCATION INFORMATION

Street Address	512 Southwest Saint Lucie Crescent
City, State, Zip	Stuart, FL 34994
County	Martin County
Nearest Highway	17 Mins to Florida's Turnpike 15 Mins to I95
Nearest Airport	8 Mins to Stuart International Airport 44 Mins to PBI Airport

## BUILDING INFORMATION

Building Size	2,548 SF
Number of Floors	3
Year Built	1925
Year Last Renovated	2002
Roof	Clay Tile

## VIDEO

## PROPERTY INFORMATION

Property Type	Mixed Use
Property Subtype	Office/Medical/Multi-family rental
Zoning	B-2 Business General
Lot Size	0.173 Acres
APN #	05-38-41-001-000-00030-6

## UTILITIES & AMENITIES

Restrooms	3 Full Baths and 3 Half Baths

# Property Description

512 SW ST. LUCIE CRESCENT

FOR SALE



VIDEO

## PROPERTY DESCRIPTION

Embrace the potential of this mixed use marvel at 512 SW St. Lucie Crescent in Stuart, FL. Boasting 2,548 SF of space, this versatile building, originally constructed in 1925 and renovated in 2002, is primed for a variety of uses, including wedding venue and event hosting, office/medical use, live/work, Airbnb, multi-family apartment rental, bed & breakfast, and others. Zoned B-2 Business General, it offers the flexibility to accommodate a range of businesses. With its rich history and modern amenities, this property stands ready to become a vibrant hub for your next venture in the thriving Stuart area.

## LOCATION DESCRIPTION

Nestled in the heart of Stuart, the location offers a serene setting, just off US1. Nearby, you'll find the vibrant culture of Historic Downtown Stuart, featuring quaint shops, art galleries, charming cafes, and the Lyric Theatre. The area is also known for its diverse culinary scene, with a variety of local restaurants offering delectable cuisine, from fresh seafood to international flavors. With its proximity to the beach and major attractions, this property is an ideal choice for entrepreneurs looking to establish a unique and versatile venue.

## EXTERIOR DESCRIPTION

Three story structure with a concrete block and stucco exterior, and a clay tile roof. Each floor features outdoor verandas, porches or lookouts.

## INTERIOR DESCRIPTION

First Floor - Open entertaining area, kitchen, full bath, half bath.

Second Floor - Living area, kitchenette, bedroom, full bath, half bath.

Third Floor - Living area, kitchenette, bedroom, full bath, half bath.

# 1st Floor

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# 2nd Floor

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# 3rd Floor

512 SW ST. LUCIE CRESCENT

# FOR SALE



# Additional Photos

512 SW ST. LUCIE CRESCENT

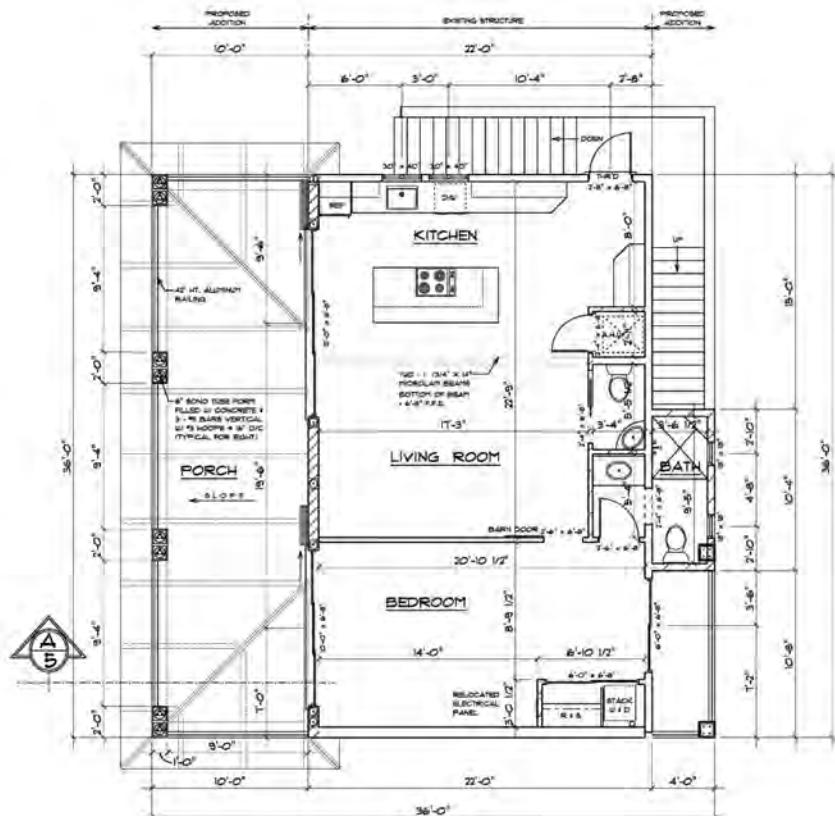
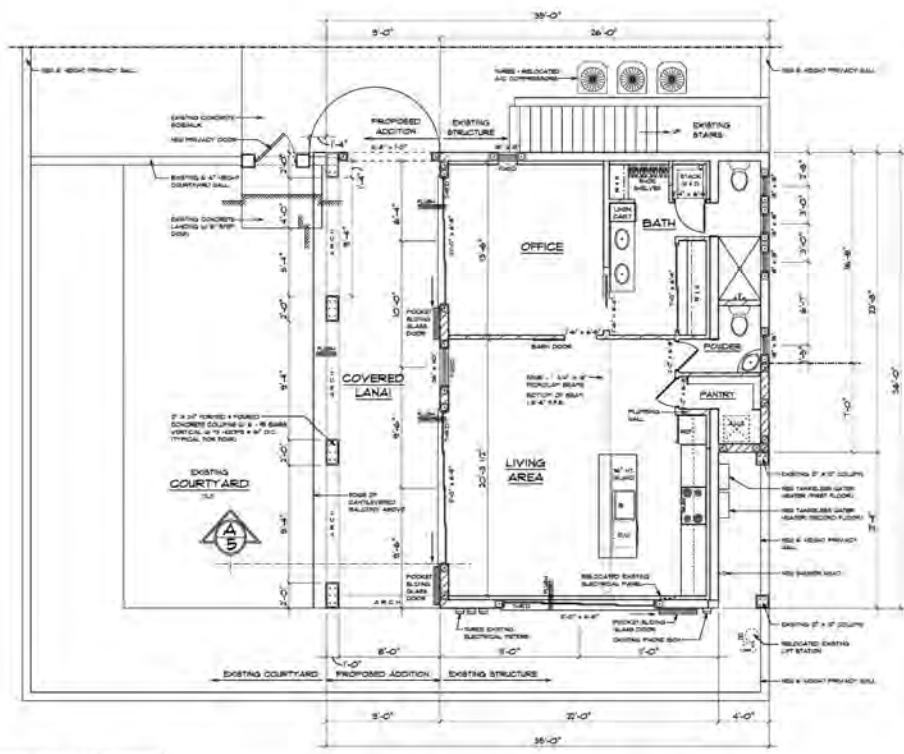
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# 1st and 2nd Floor Plans

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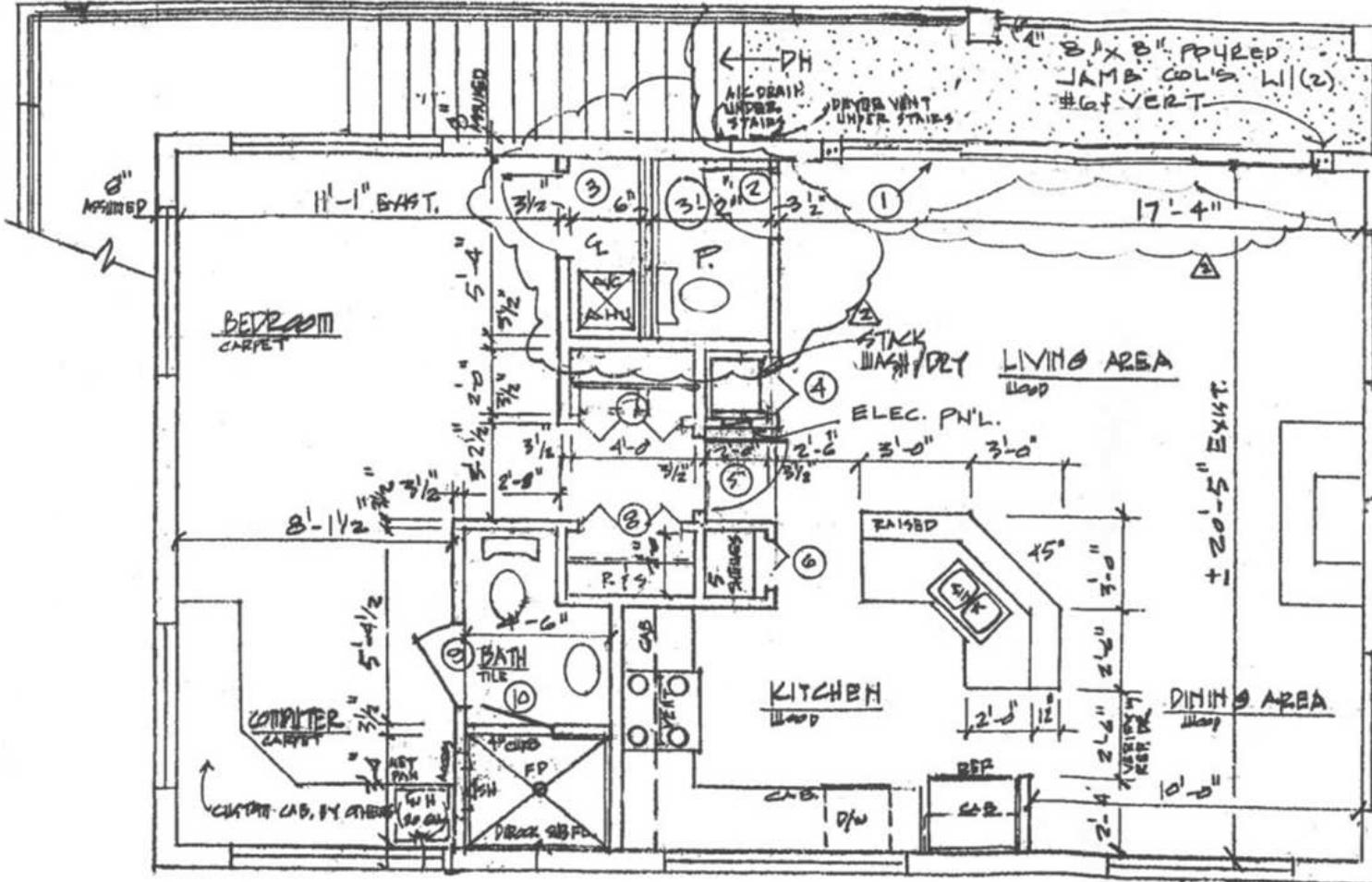
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# 3rd Floor Plan

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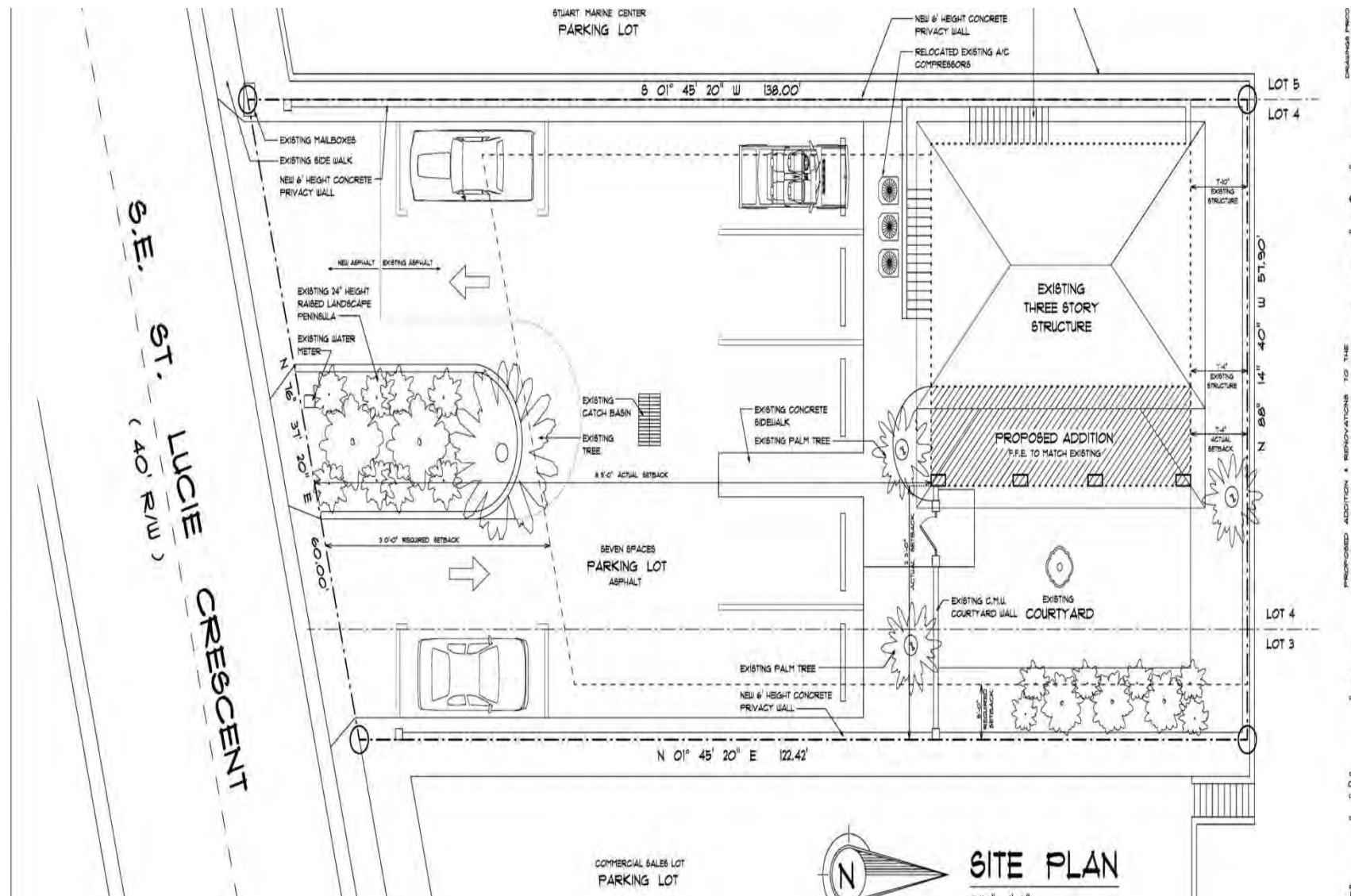


## THIRD FLOOR PLAN

# Site Plan

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# City of Stuart Map

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# Location Map

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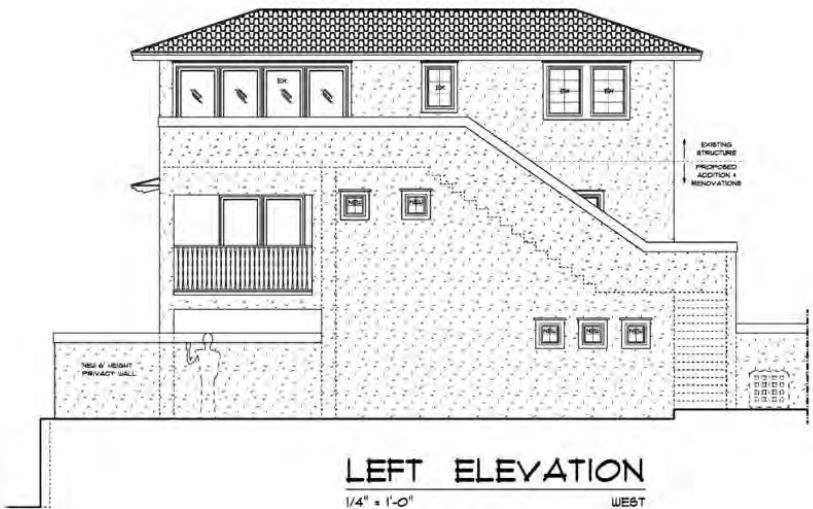
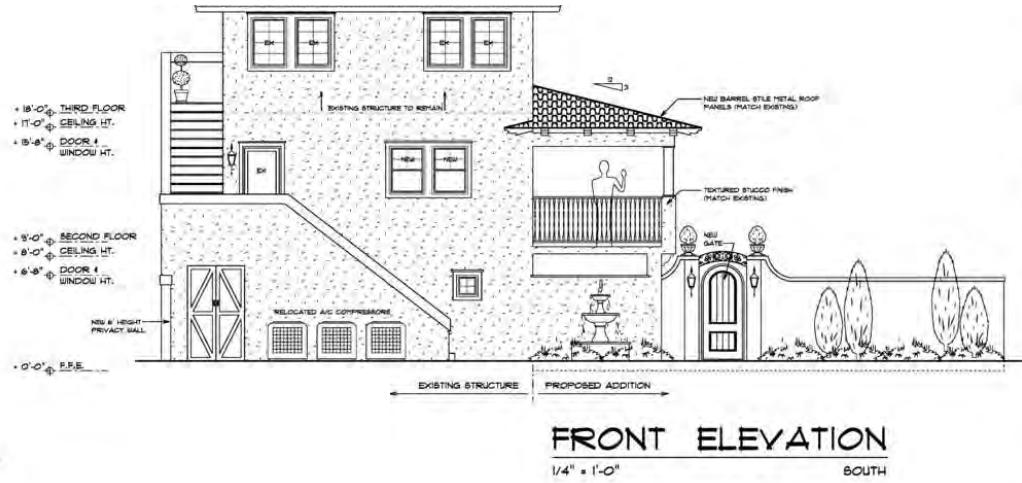
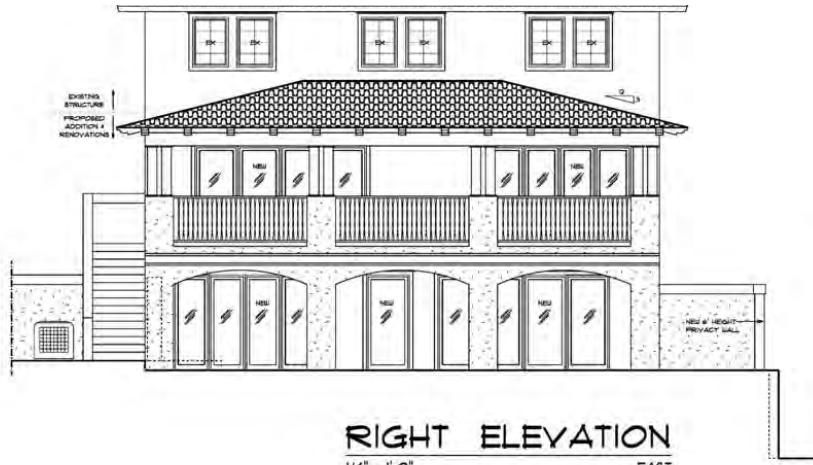
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# Elevations

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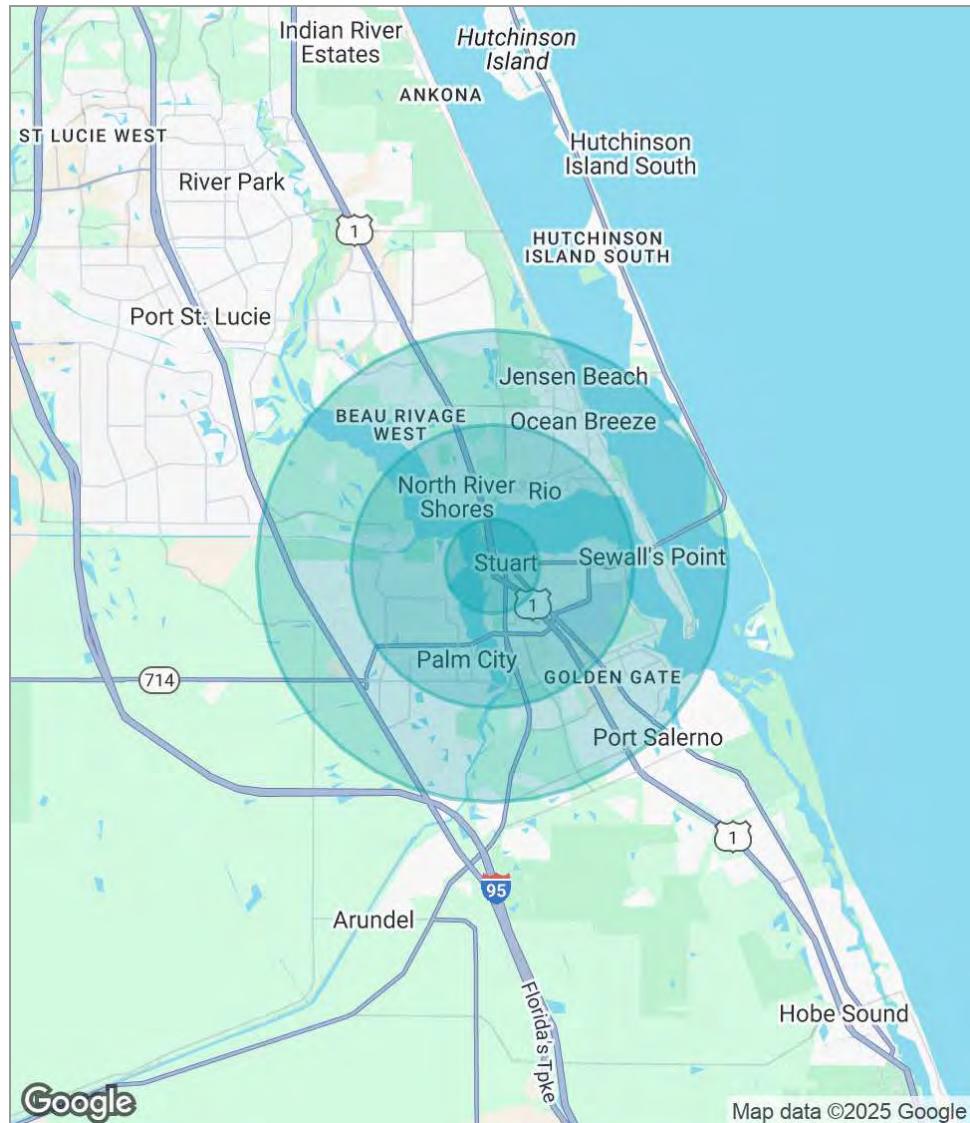
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# Demographics Map

512 SW ST. LUCIE CRESCENT

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,877	47,933	102,320
Median age	53	51	50
Median age (Male)	51	49	49
Median age (Female)	54	52	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,337	22,026	45,213
# of persons per HH	2.1	2.2	2.3
Average HH income	\$92,659	\$98,340	\$107,988
Average house value	\$430,589	\$447,179	\$479,907

\* Demographic data derived from 2020 ACS - US Census

# 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.

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