

835 SE OSCEOLA ST, STUART, FL 34994

MEDICAL / PROFESSIONAL
OFFICE BUILDING



FOR SALE



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

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SPECS

Sale Price: \$1,795,000
Building Size: 5,056 sq. ft.
Land Size: .48 acres
Year Built: 1981
Construction: CBS
Zoning: R-3 City of Stuart
Parking: 17 spaces
Utilities: Water & Sewer - City of Stuart

PROPERTY OVERVIEW

Rare Opportunity to acquire a Medical/Professional Office Building on Desirable Osceola Street in Stuart, just east of Cleveland Clinic North Hospital and near Downtown Stuart! This Attractive and Well-Maintained Single Story Building features CBS Construction, a Metal Roof, Ample Parking, Beautiful Landscaping, and Monument Signage. Formerly designed and utilized as a Medical Imaging Center, the interior consists of a Large Open Waiting Room with multi-station Reception Desk, Patient/Client Restroom, 2 Nurses/Work Stations, Large Conference Room, 8 Offices/Exam Rooms, 4 Large Treatment Rooms or Oversized Offices, 4 Additional Restrooms, Employee Lounge with Kitchenette, Dressing Rooms, Storage Closets, IT Room, and a Mop Sink Closet. Seller financing likely available for qualified Buyers. Contact listing Broker for more information and private property tour.



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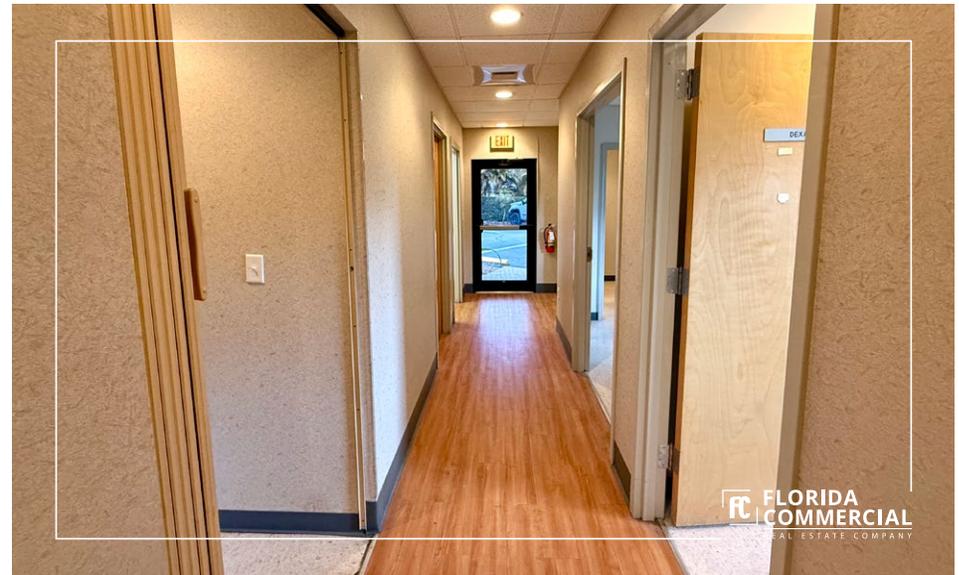
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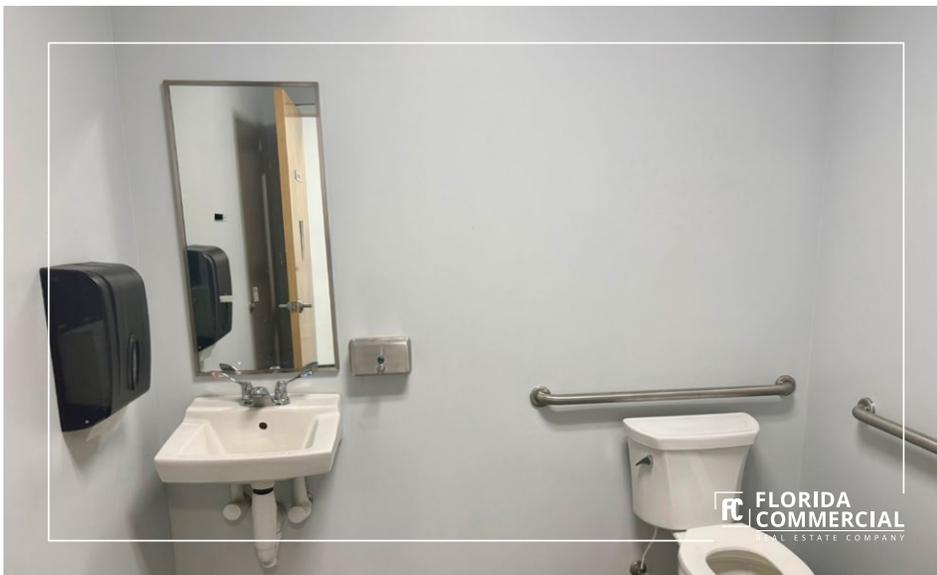
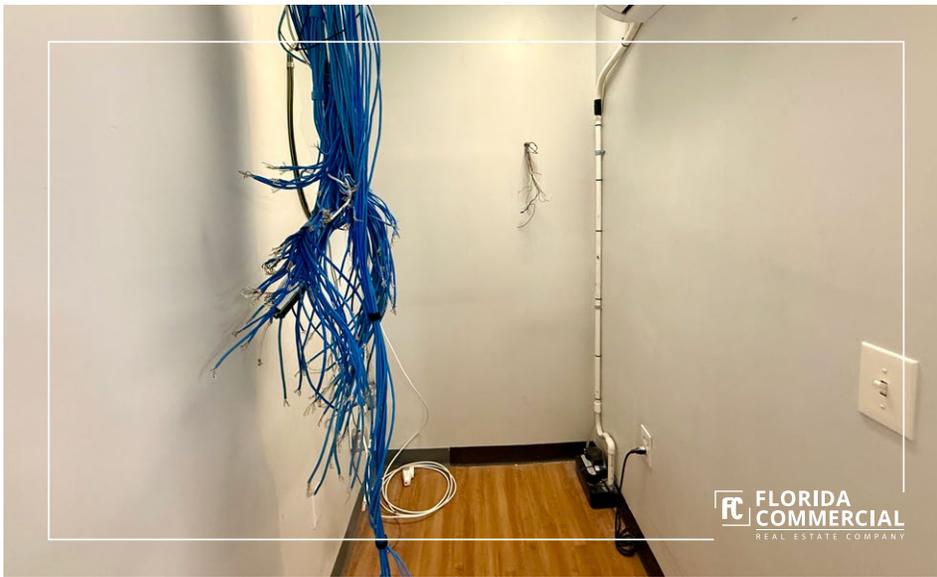
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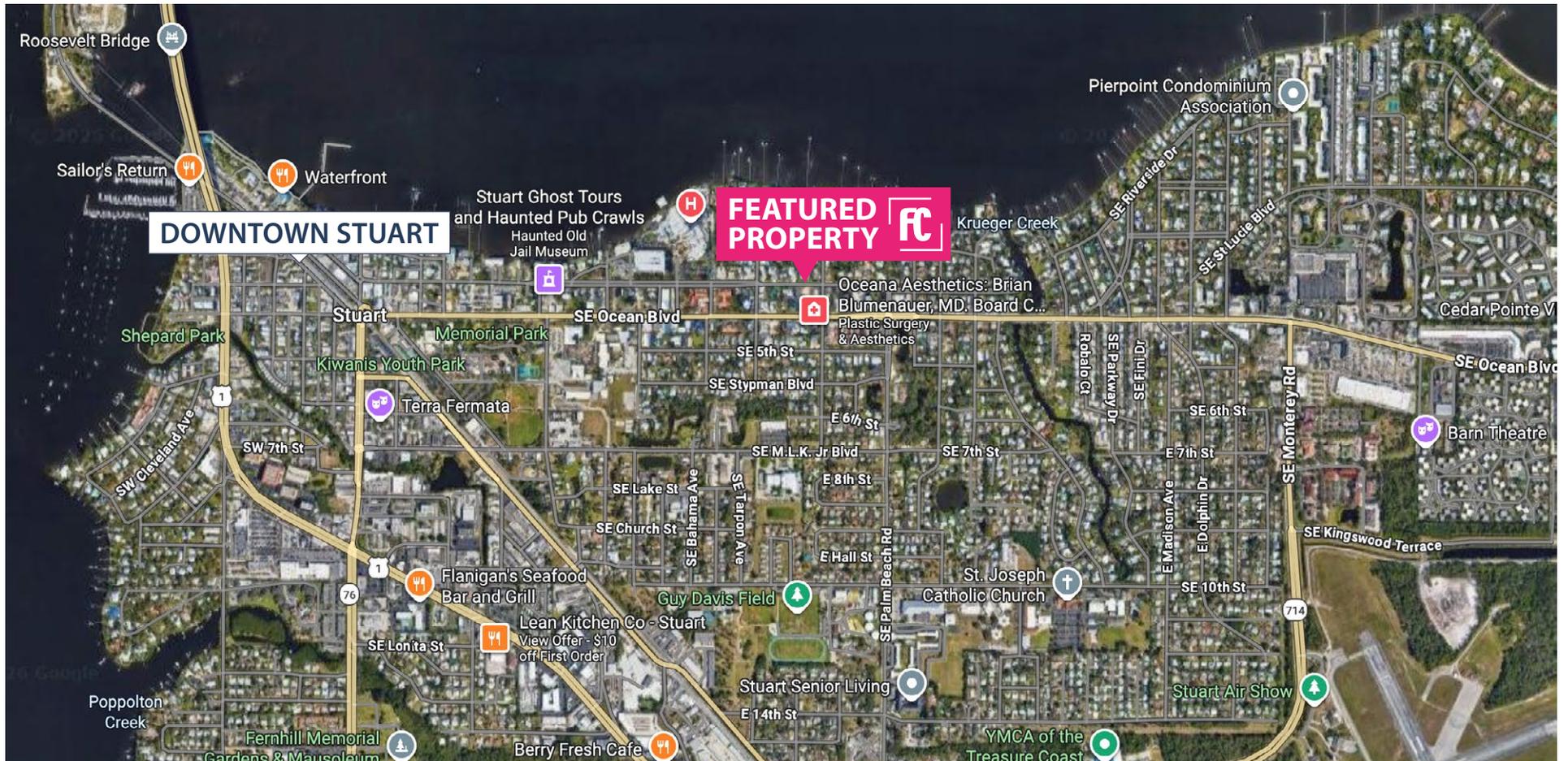
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RETAIL MAP

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MAP & REPORT

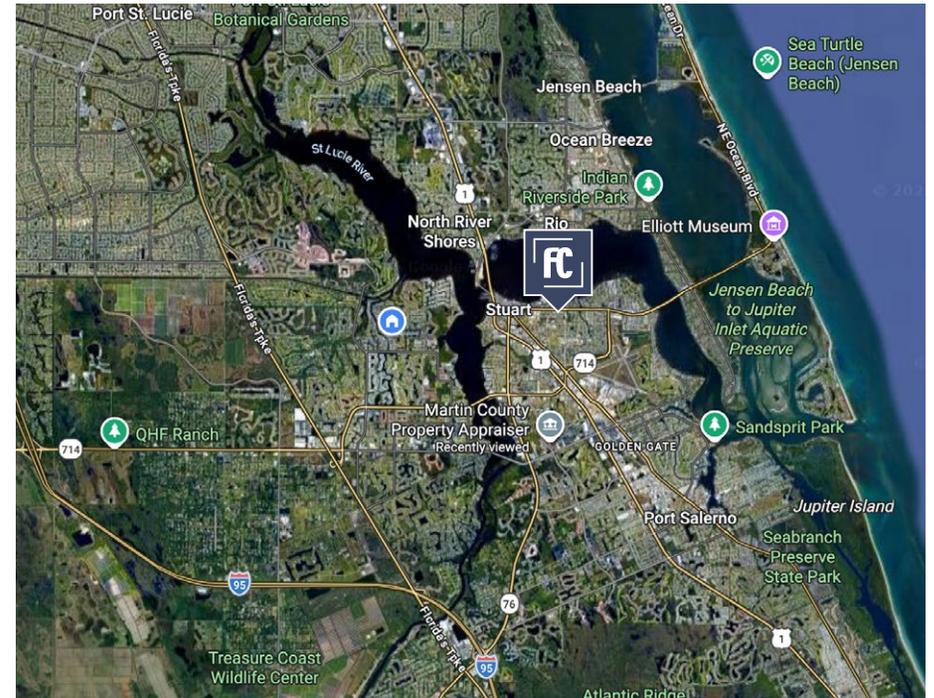
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POPULATION	1 MILE	3 MILES	5 MILES
Population	16.7K	79.4K	135.7K
Median age	51.7	51.4	51.4



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5.4K	27.9K	45K
# of Employees	14.1K	67K	115.8K
Average HH income	\$75.8K	\$82.3K	\$83.5K



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