



Each office independently owned and operated

ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy

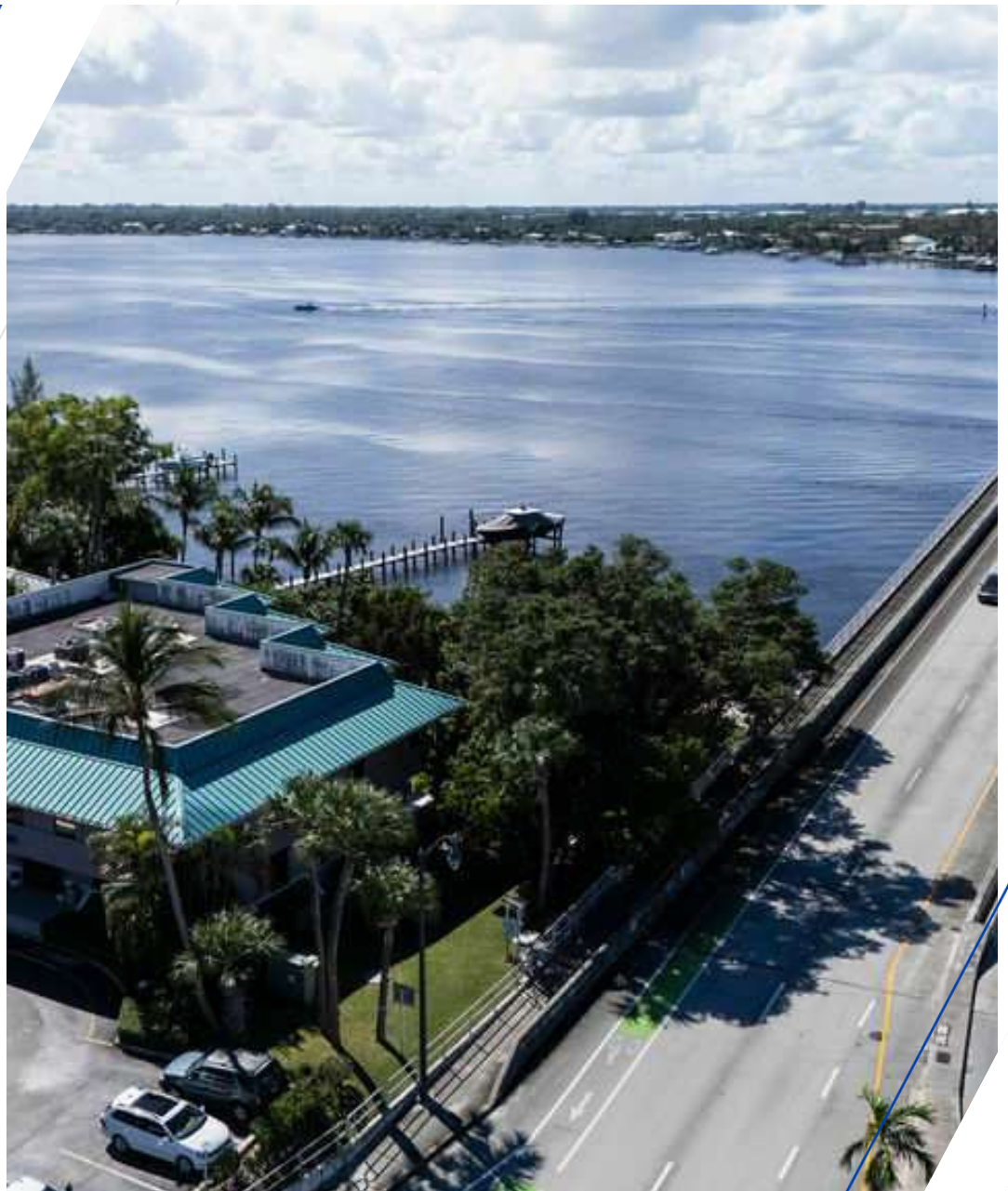
Stuart, FL 34994

FOR SALE

OFFICE BUILDING

SEWALL'S POINT PROFESSIONAL OFFICE

3601 SOUTHEAST OCEAN BOULEVARD STE200 | SEWALL'S POINT, FL 34996



PRESENTED BY:

ROSI SHEPARD

Commercial Advisor

772.288.0287

FL #3320083

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Discover an exceptional opportunity for your business at 3601 Ocean Blvd, Suite 200, in the prestigious Sewalls Point, FL 34996. This prime commercial property offers 1,472 square feet of versatile office space, ideal for professional services or multiple tenants. The well-designed and flexible layout features 6 designated office spaces, a conference room, and convenient storage areas, providing the perfect environment for productivity and growth.

Located in a desirable area, this property presents an excellent investment opportunity with the flexibility to accommodate various business needs. The space can be easily split into multiple units, allowing for rental to different tenants and maximizing your return on investment

PROPERTY HIGHLIGHTS

- 1,472 square feet of prime office space
- 6 designated office spaces
- Dedicated conference room

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OFFERING SUMMARY

Sale Price:	\$429,000
Number of Units:	12
Building Size:	15,458 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	209	1,296
Total Population	177	496	2,539
Average HH Income	\$218,753	\$218,095	\$150,303

PROPERTY DESCRIPTION



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Located in a desirable area, this property presents an excellent investment opportunity with the flexibility to accommodate various business needs. The space can be easily split into multiple units, allowing for rental to different tenants and maximizing your return on investment

LOCATION DESCRIPTION

Waterfront on the Eastern bank of the Saint Lucie River at the foot of the Evans Crary Bridge and the corner of Ocean Blvd and South River Road caddy corner to Harbor Bay Plaza and across the street from Benihana.

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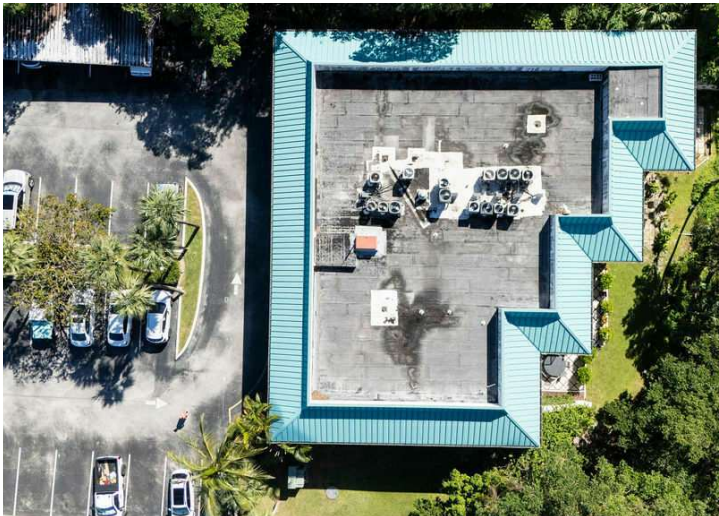
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

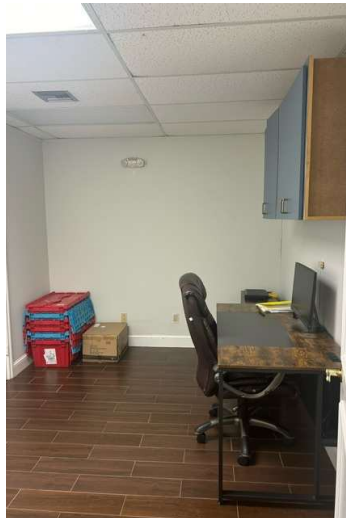
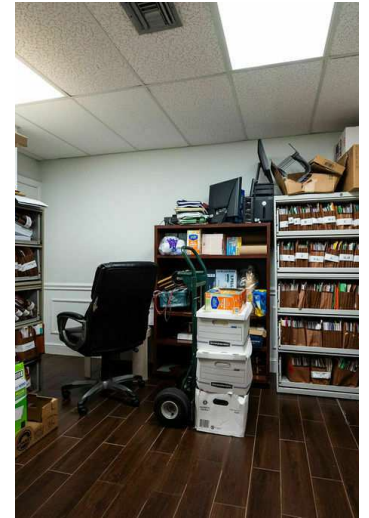
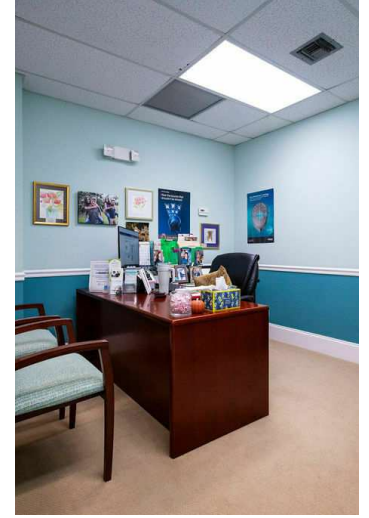
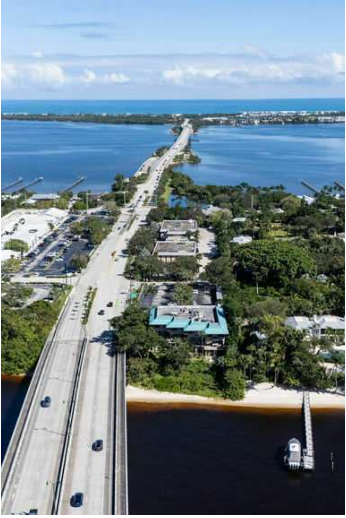
- • 1,472 square feet of prime office space
- • 6 designated office spaces
- • Dedicated conference room
- • Ample storage areas
- • Versatile layout, suitable for single or multiple tenants
- • Prime location in Sewalls Point, FL
- • Potential for rental income from multiple units or as an owner user
- • Ideal for professional services or mixed-use



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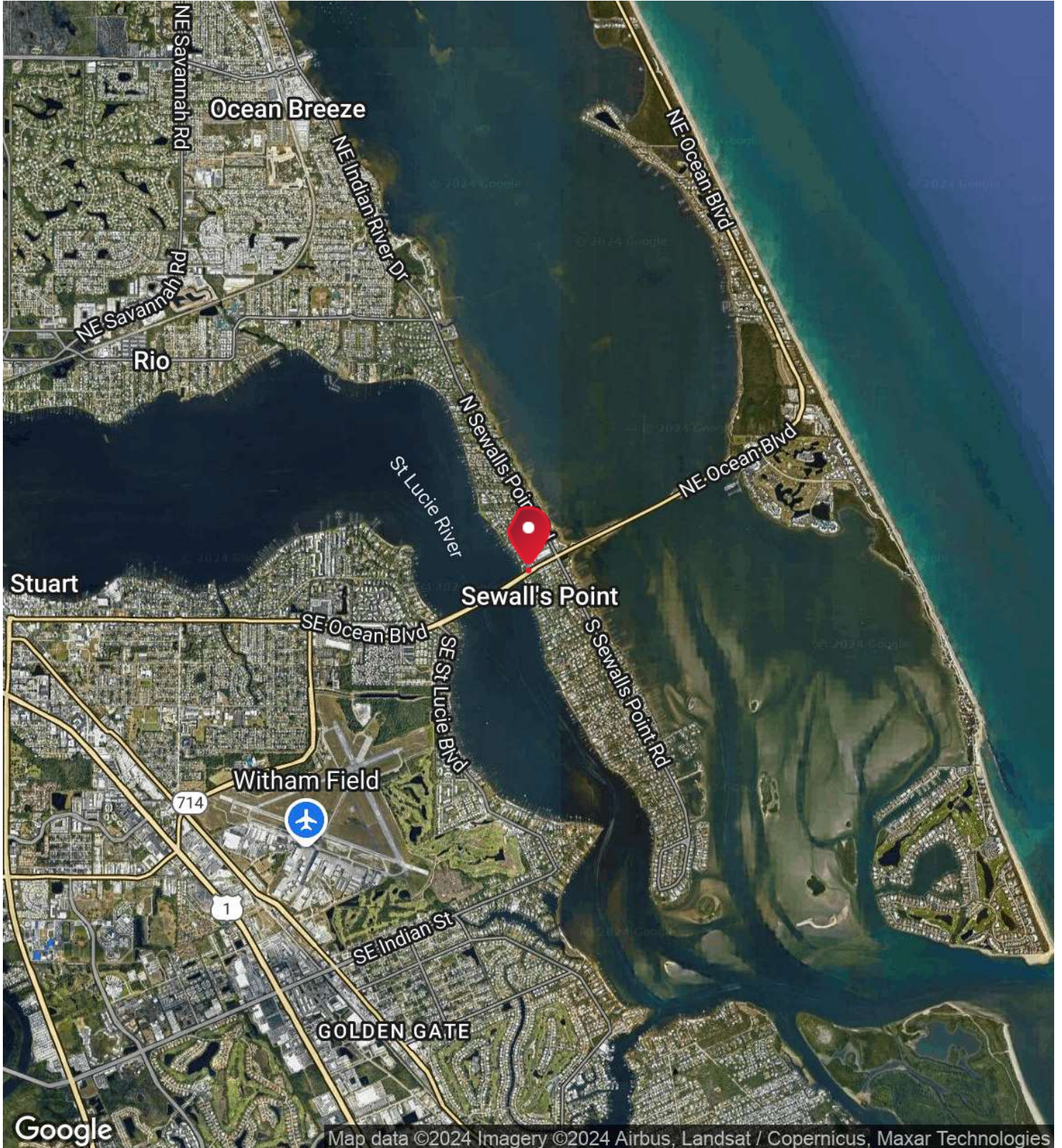
ADDITIONAL PHOTOS



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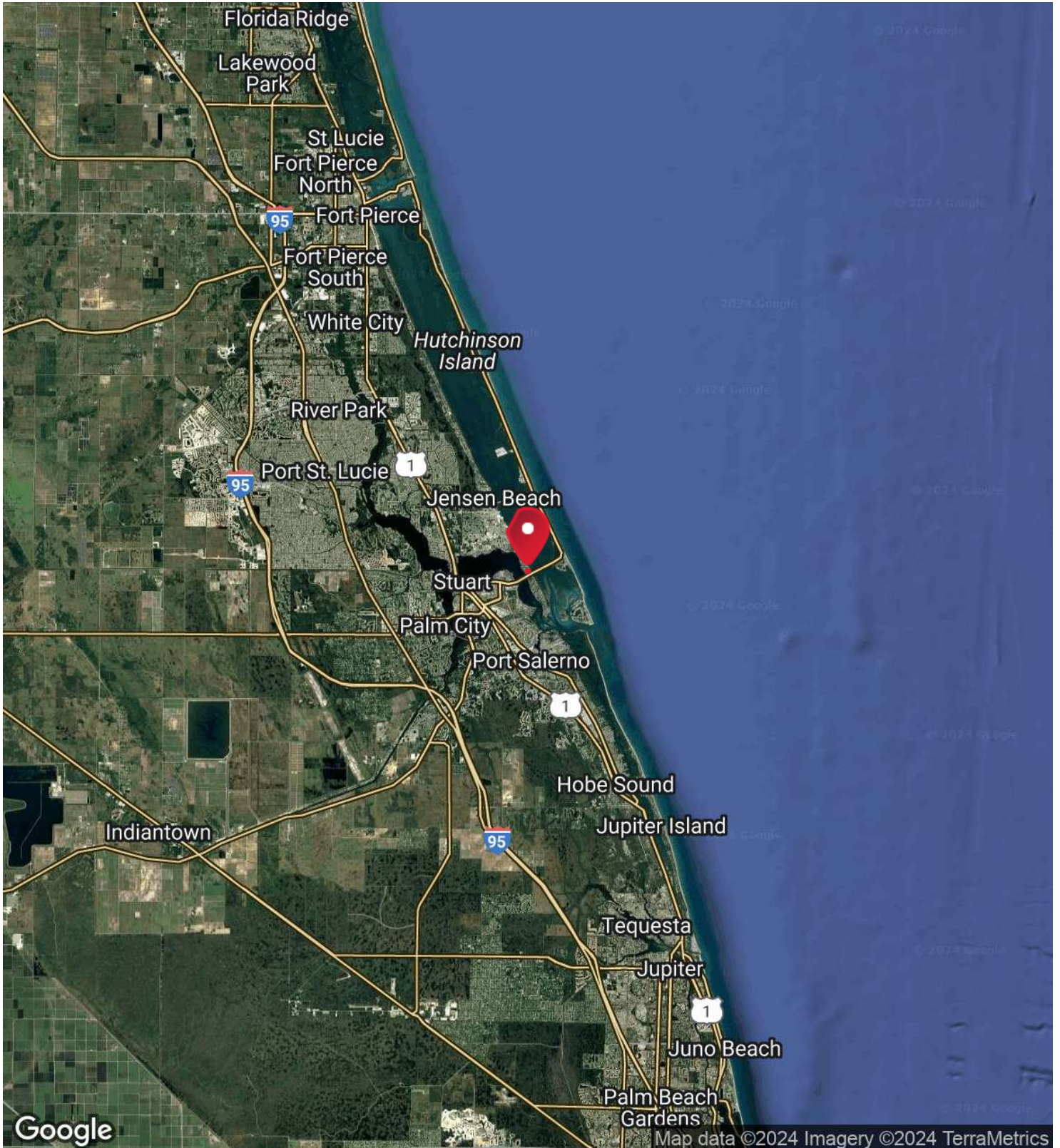
LOCATION MAP



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AERIAL MAP



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//SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$429,000
Price per SF	\$28
Price per Unit	\$35,750

OPERATING DATA

FINANCING DATA

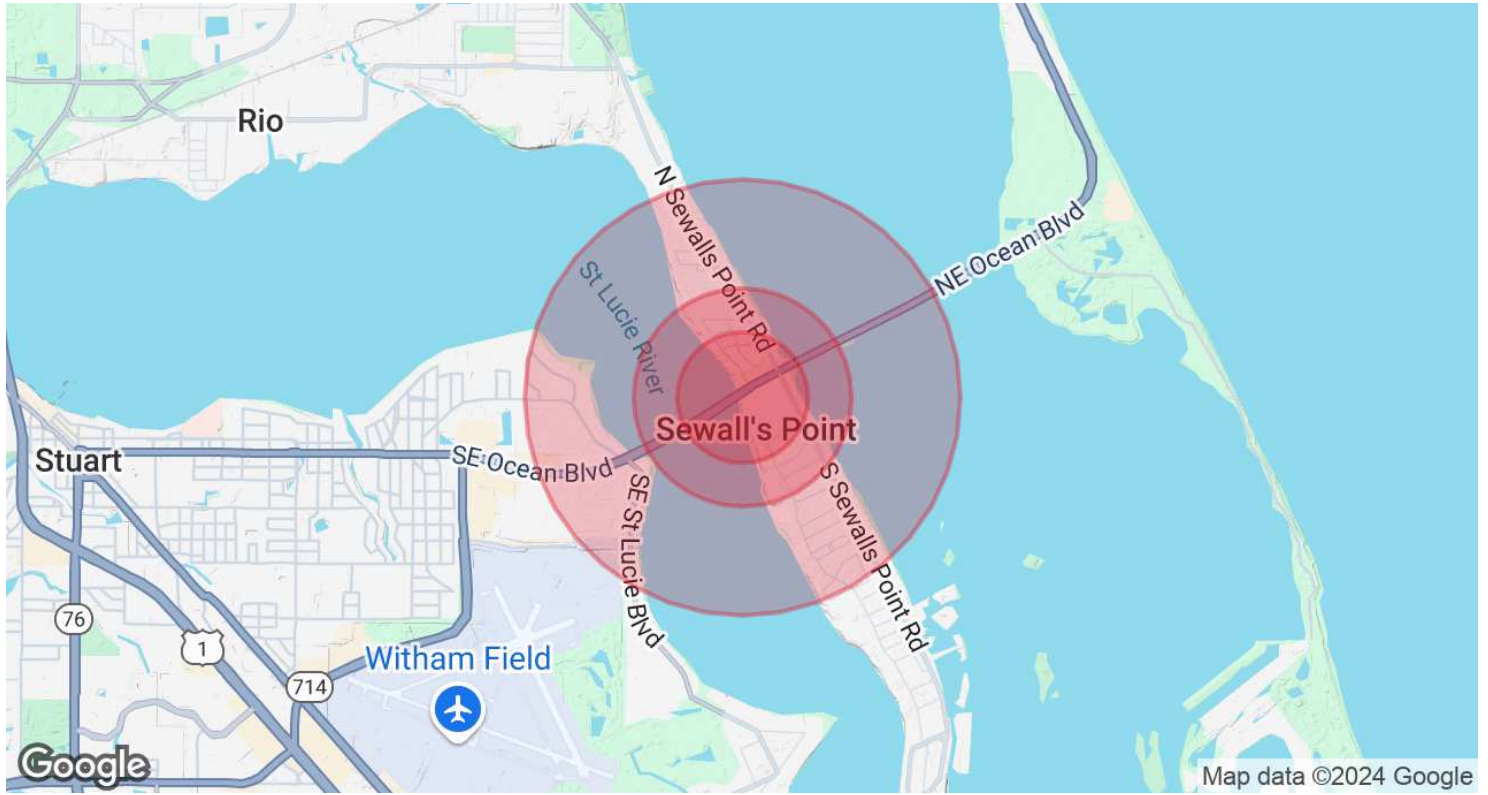
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	177	496	2,539
Average Age	53	53	58
Average Age (Male)	53	53	57
Average Age (Female)	53	53	59

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	209	1,296
# of Persons per HH	2.4	2.4	2
Average HH Income	\$218,753	\$218,095	\$150,303
Average House Value	\$1,307,347	\$1,306,640	\$851,613

Demographics data derived from AlphaMap

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// AREA ANALYTICS



It turns out, you don't have Area Analytics enabled!

(be sure to toggle **"Display area analytics on this listing?"** to **"ON"** in the [Area Analytics Tab](#))

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1



ROSI SHEPARD

Commercial Advisor

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FL #3320083

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