

1115 SE OCEAN BLVD, STUART, FL 34996

PROFESSIONAL  
OFFICE BUILDING

FOR **SALE**



ALEX AYDELOTTE

Broker | Principal

O: 772.223.3646 C: 772.263.1130

E: alex@florida-commercial.net

4,916 SF | STUART, FL

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

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# EXECUTIVE SUMMARY

1115 SE OCEAN BLVD, STUART, FL 34996 | PROFESSIONAL OFFICE BUILDING

## SPECS

|                  |                                       |
|------------------|---------------------------------------|
| Building Size:   | 4,916 SF                              |
| Land Size:       | .36 AC                                |
| Price:           | NOW \$1,395,000 / WAS \$1,450,000     |
| 2024 RE Taxes:   | \$12,934                              |
| Year Built:      | 1922                                  |
| Year Renovated:  | 1990                                  |
| Future Land Use: | Office / Residential - City of Stuart |
| Zoning:          | R-3 / City of Stuart                  |

## DESCRIPTION

JUST REDUCED! NOW \$1,395,000 from \$1,450,000, this iconic Professional Office Building is located on Desirable East Ocean Boulevard in Stuart, Martin County, Florida! If you live in or have visited Stuart, there is a good chance you have admired this Property while driving by! Old Florida Architecture and Character meets Classy and Distinguished, presenting a Rare and Ideal Opportunity for the Professional Office User seeking a Landmark Property for its Business Headquarters! Functional Floor Plan, Coffered Ceilings, Interior Wood Detail, 2 Parking Lots, and Prime Visibility and Signage are just a few of the amenities of this Impressive Commercial Property. Please contact Alex Aydelotte to schedule a private tour!

## LAYOUT

**1st Floor:** Reception Area with Waiting Room; 2 Large Conference Rooms; 4 built-in Work Stations; 2 Offices; Kitchen; 2 Restrooms; Large Storage closet

**2nd Floor:** Large Office with Private Restroom w/shower; 3 Large Offices; 1 standard Office; Open Work Space; 2 secretarial Offices with Work Stations; 1 Restroom



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**FLORIDA COMMERCIAL**  
REAL ESTATE COMPANY



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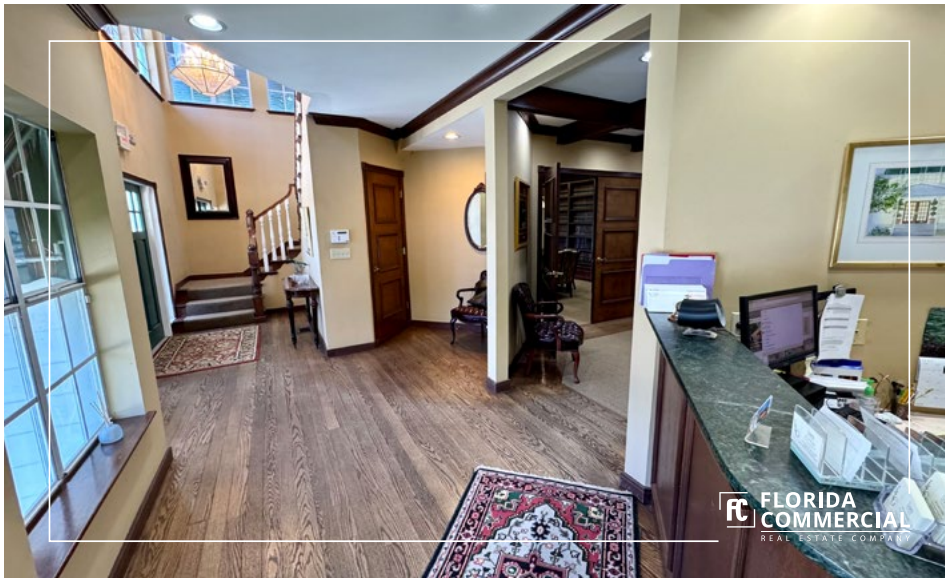
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# 1ST FLOOR



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## 2ND FLOOR



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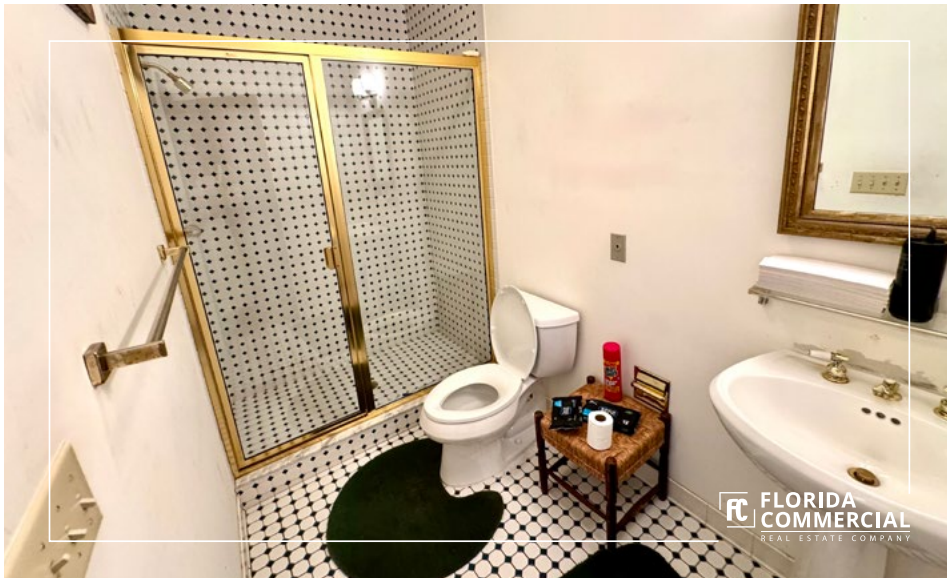


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# MAP & REPORT

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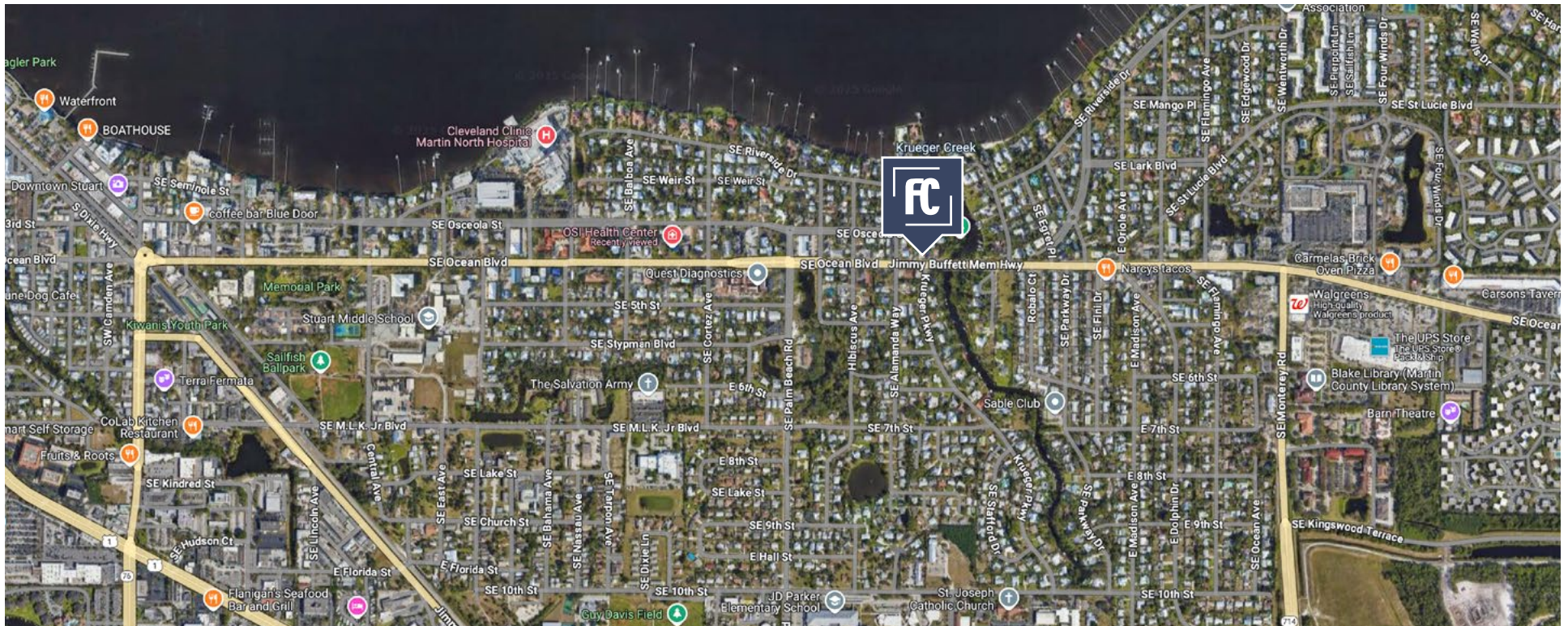
## POPULATION

|            | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Population | 16.7K  | 79.4K   | 135.7K  |
| Median age | 51.7   | 51.4    | 48.4    |



## HOUSEHOLDS & INCOME

|                     | 1 MILE  | 3 MILES | 5 MILES |
|---------------------|---------|---------|---------|
| Total households    | 5.4K    | 27.9K   | 45K     |
| # of persons per HH | 14.1K   | 67K     | 115.8K  |
| Average HH income   | \$75.8K | \$82.3K | \$83.5K |



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