

FOR SALE OR BUILD TO SUIT

+/- 1.67 Acres on Kanner Hwy in Stuart, FL



GENERAL COMMERCIAL SITE KANNER HWY STUART, FL



**Team Parks Realty, LLC
611 Palm Beach Road
Stuart, FL 34994
Tel 772.781.1616
Fax 772.781.0620
stromr@gmail.com**

+/- 1.67 Acres on Kanner Hwy in Stuart, FL

Property Description

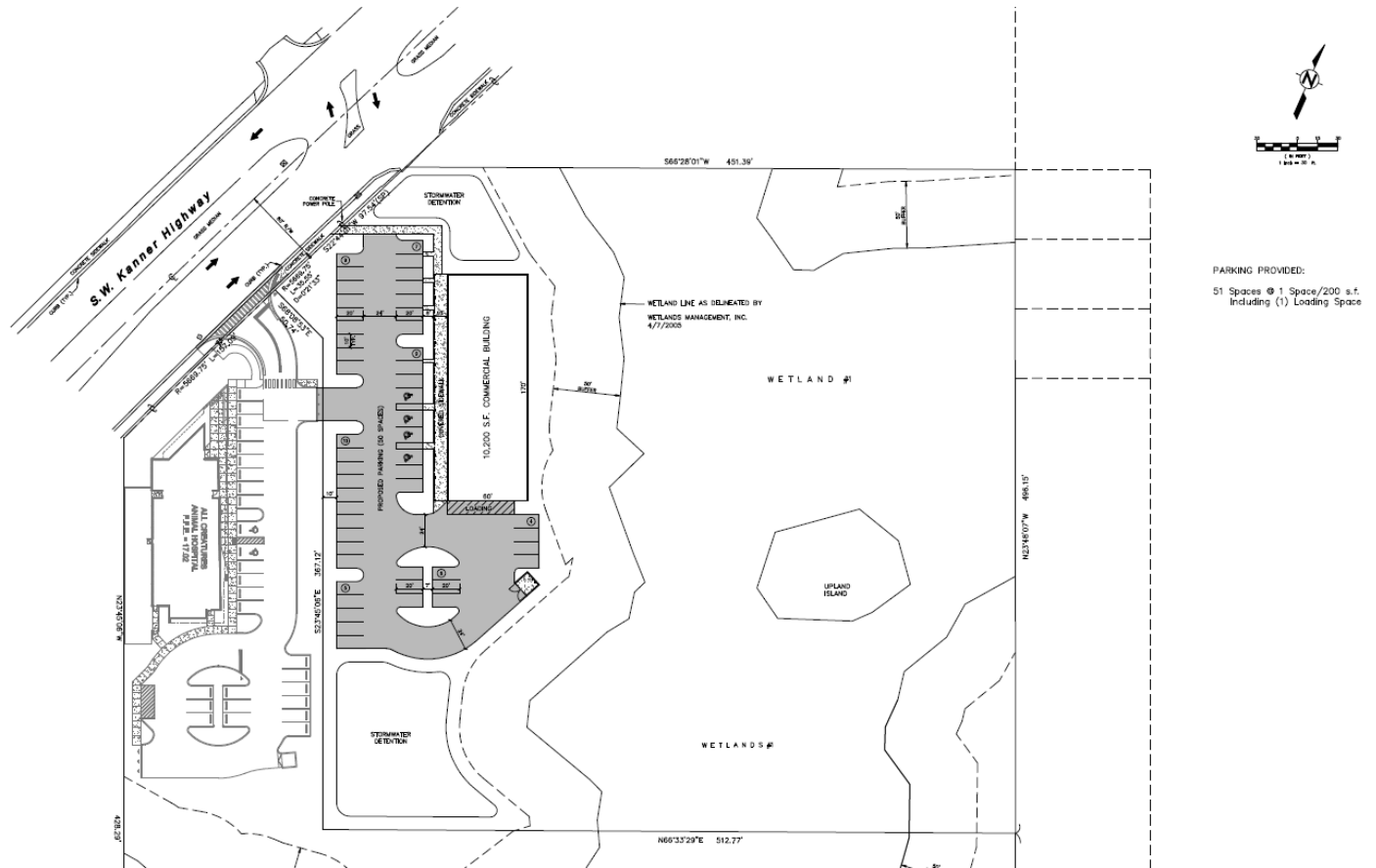
LOCATION:	Kanner Hwy Stuart, Fl. 34997 Approximately 1.8 miles North of I-95, Exit 101
SIZE:	+/- 5.82 Total Acres +/- 1.67 Usable Acres
FRONTAGE:	+/- 170 FT on SW Kanner HWY
ZONING:	General Commercial for Usable Space and Community Commercial for 50' width at east side of property.
LAND USE:	Commercial General
UTILITIES:	Water & Sewer available on Kanner Hwy
TRAFFIC COUNT:	36,543 SE Kanner Hwy – SE Cove Road (2022)
PRICE:	\$895,000.00
COMMENTS:	The property is located 35 minutes from Palm Beach International Airport.

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal or change in price or terms and conditions without notice.



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Concept Site Plan1



Concept Plan 1: 10,200 SQFT commercial building with 51 parking spaces and 1 loading space

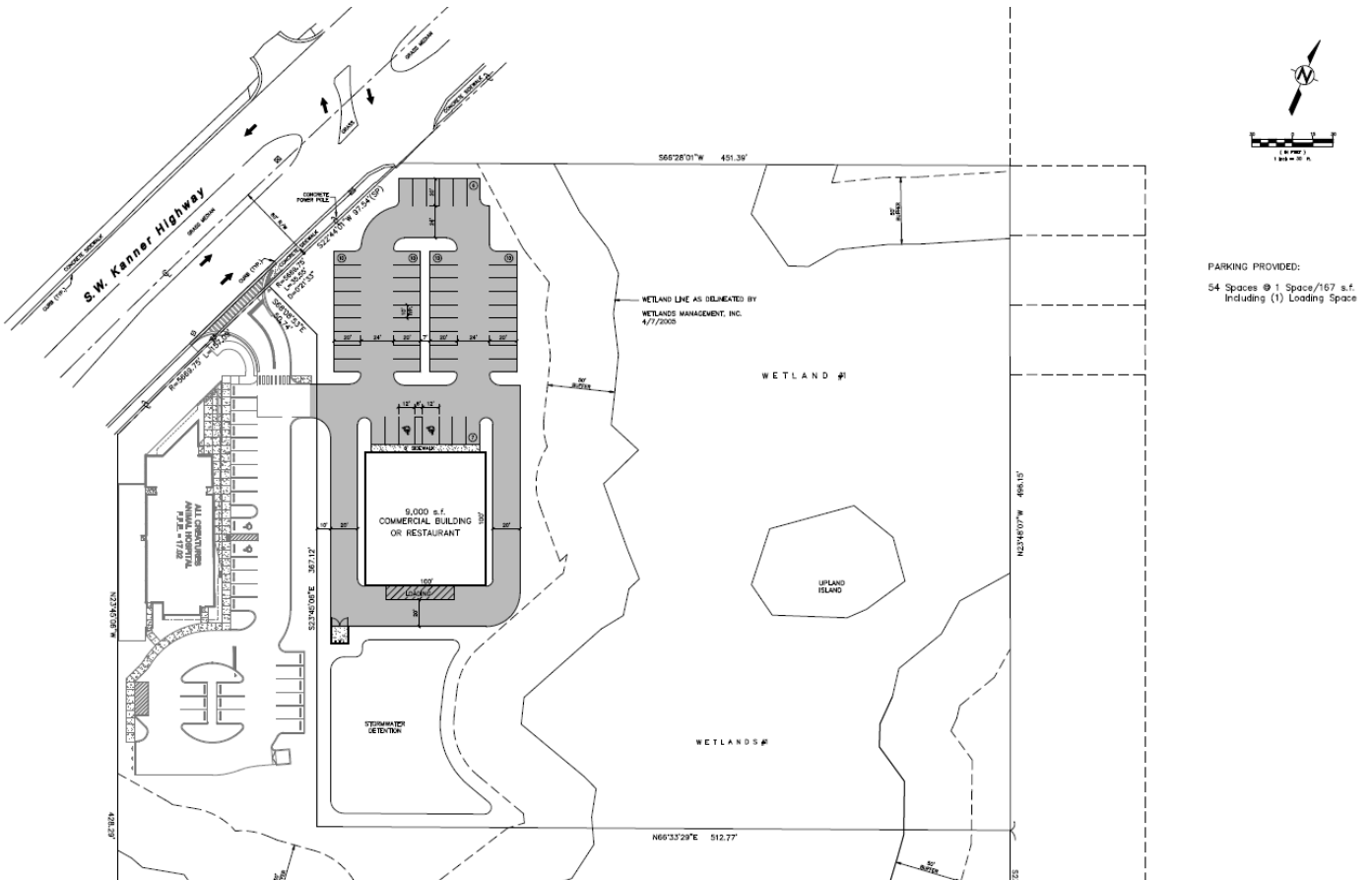
NOTE: This concept plan has not been approved.



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Concept Site Plan2



Concept Plan 2: 9,000 SQFT commercial building or restaurant with 54 parking spaces and 1 loading space

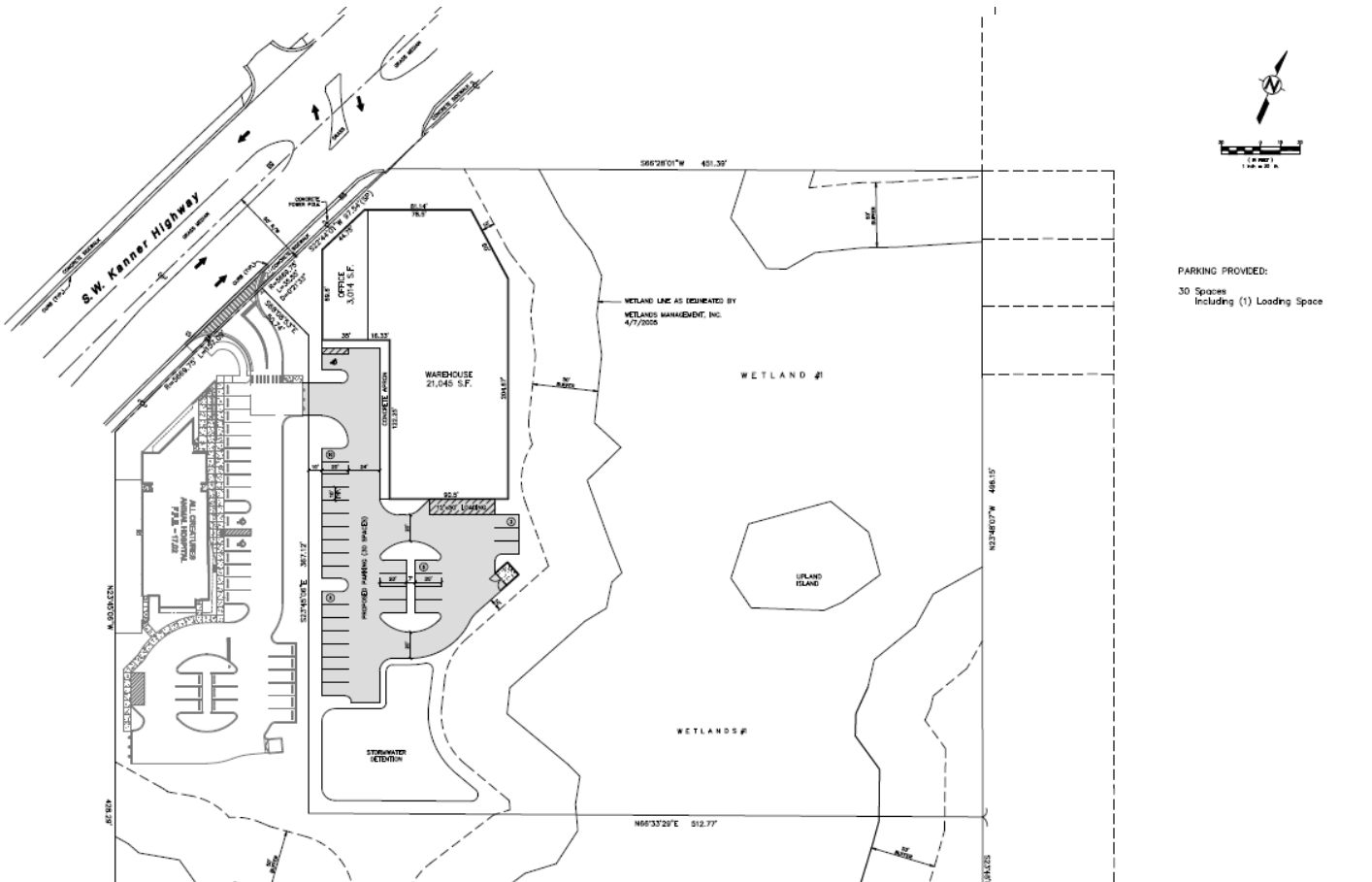
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Concept Site Plan3



Concept Plan 3: 3,014 SQFT office and 21,045 SQFT warehouse with 30 parking spaces and 1 loading space

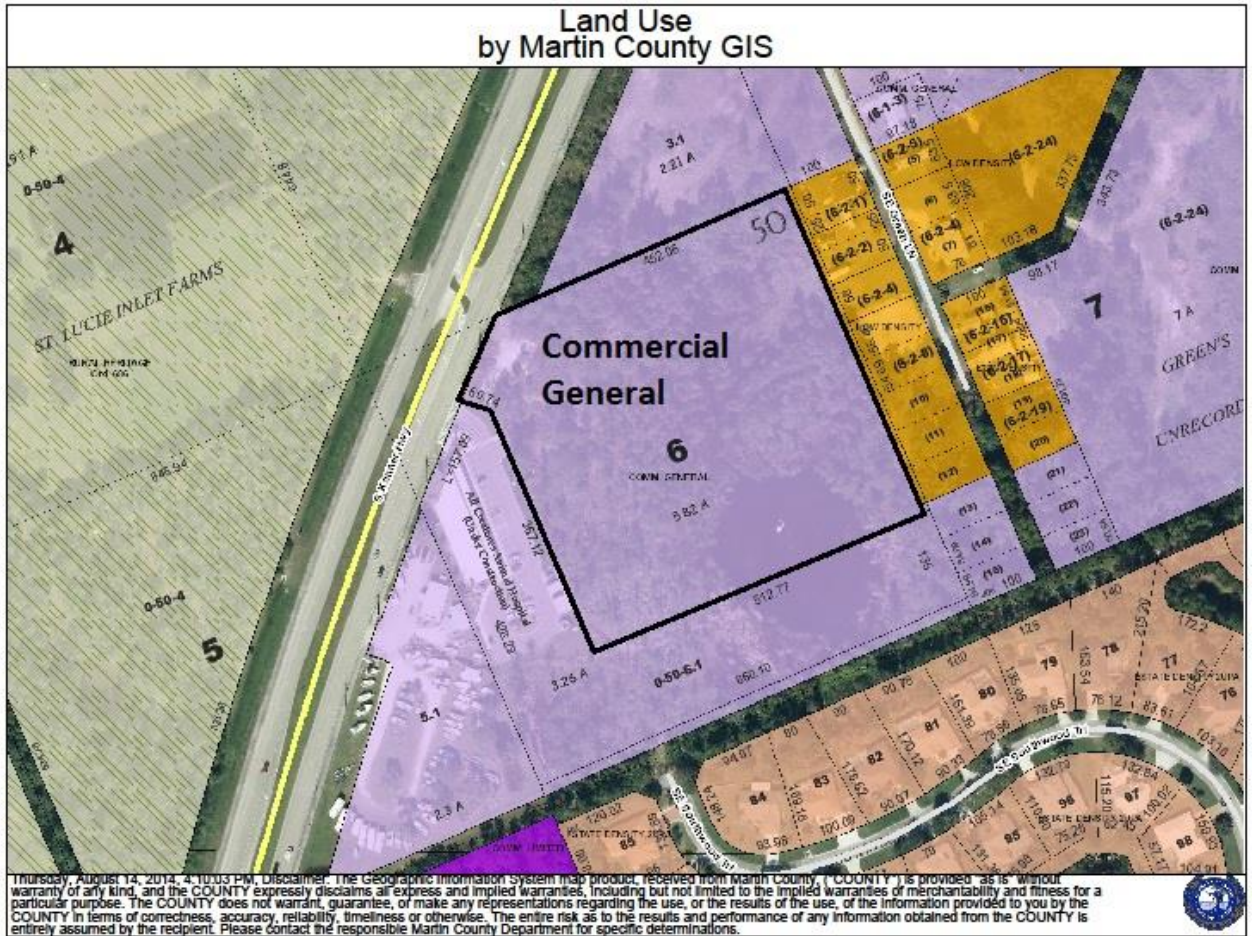
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Land Use Map

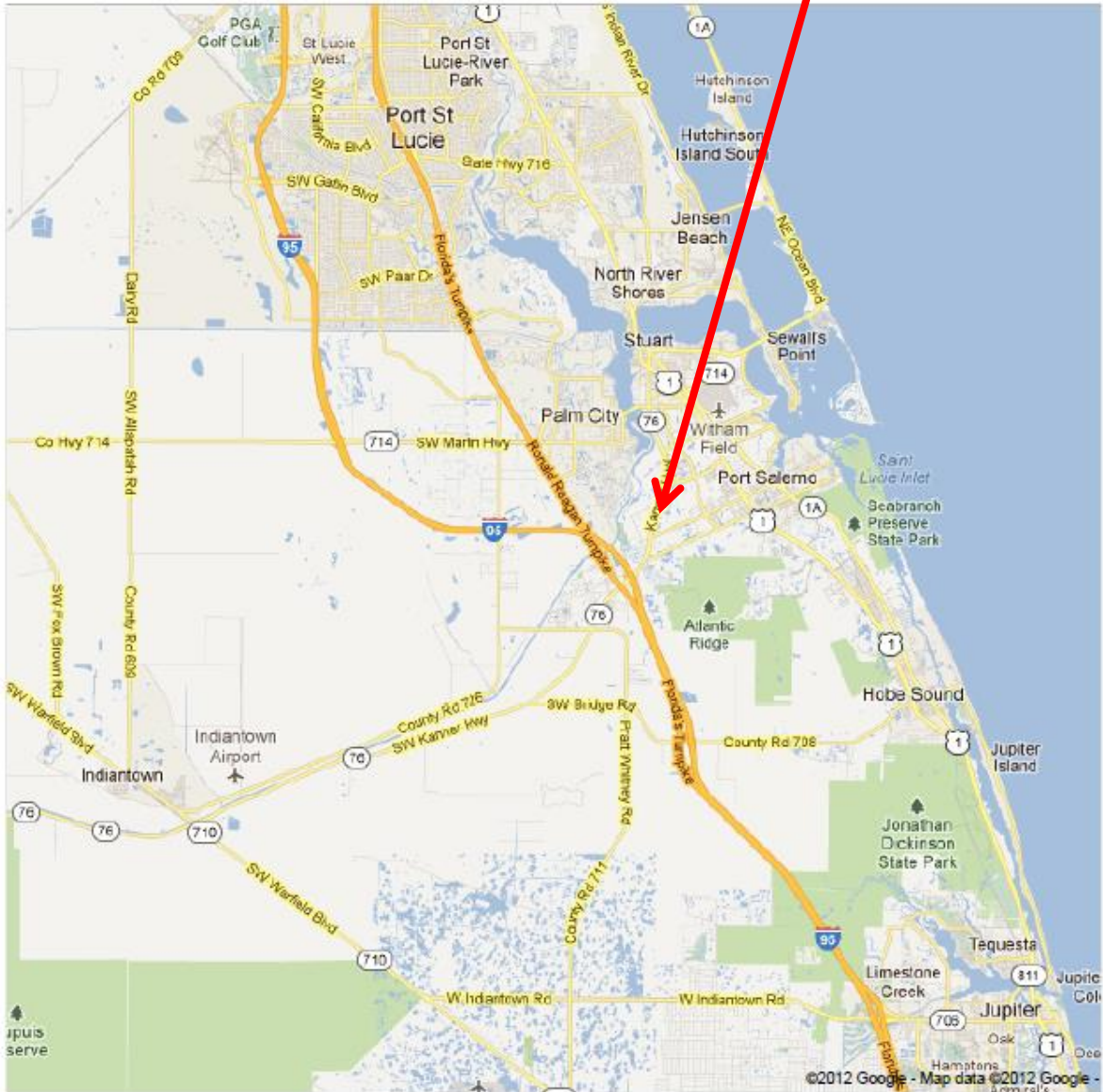


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Area Maps

Subject Site

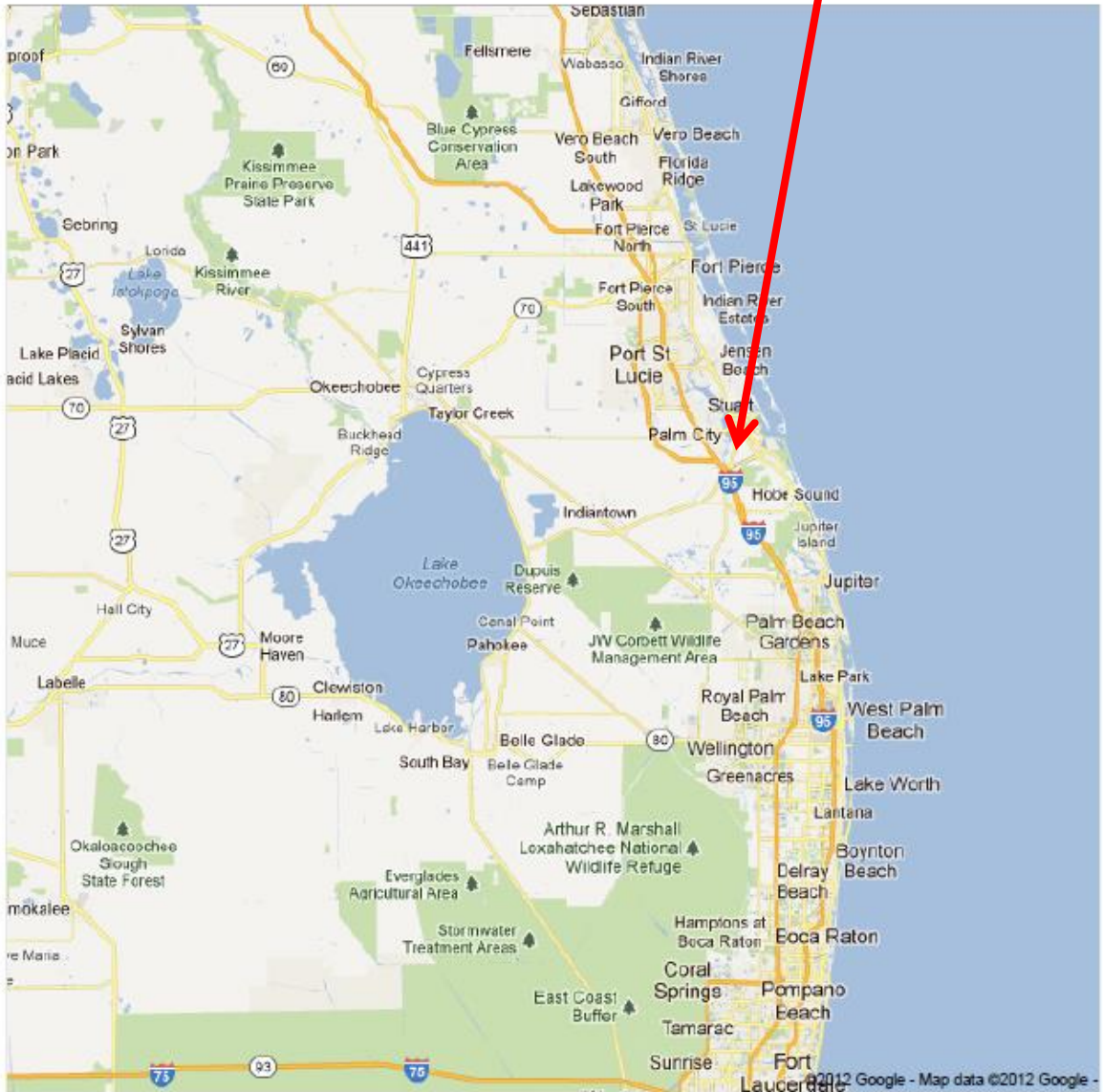


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Area Maps

Subject Site



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