



# FOR SALE-MEDICAL OFFICE BUILDING

816 SE Ocean Boulevard

Stuart, FL 34994

### PROPERTY OVERVIEW

High profile medical office building with great parking (19+/- spaces), access and signage. Flexible floor plan, with multiple entrances, at least 7 exam rooms, doctor's offices, waiting/reception areas, billing / bookkeeping offices, lab, storage, and 3 bathrooms. Subject to land lease @ \$22,800 annually, expiring 11/30/33, with one 30 year option to renew.

### LOCATION OVERVIEW

Located in Stuart's primary medical district with great visibility along E. Ocean Blvd, and in close proximity to Cleveland Clinic Hospital.

### OFFERING SUMMARY

Building Size:	3,476 SF
Land Use:	Office-Residential
Zoning:	R-3: Residential- Multi-Family/Office
Utilities:	City water, private septic system
Traffic Count:	13,569 AADT

### Permitted Uses

**SALE PRICE** **\$600,000**



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# Property Details

816 SOUTHEAST OCEAN BOULEVARD

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## LOCATION INFORMATION

Street Address	816 SE Ocean Boulevard
City, State, Zip	Stuart, FL 34994
County	Martin
Market	Stuart
Sub-market	Downtown Stuart
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	US Highway 1

## BUILDING INFORMATION

Building Size	3,476 SF
Building Class	C
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1984
Gross Leasable Area	3,476 SF
Construction Type	CBS
Condition	Good
Free Standing	Yes
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	R-3: Residential- Multi-Family/Office
Lot Size	0.474 Acres
APN #	04-38-41-021-002-00060-4
Lot Frontage	100 ft
Lot Depth	270 ft
Corner Property	No
Traffic Count	13,569
Traffic Count Street	SE Ocean Blvd
Waterfront	No
Power	Single Phase, 2 meters

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

# Exterior Images

816 SOUTHEAST OCEAN BOULEVARD

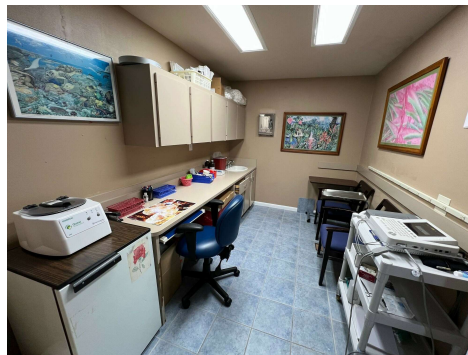
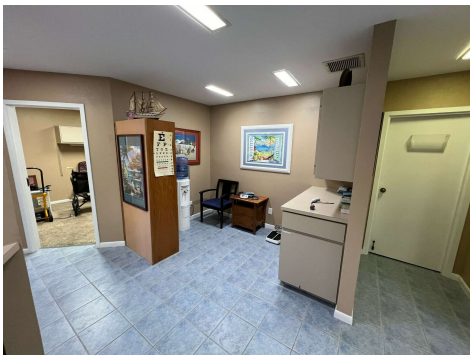
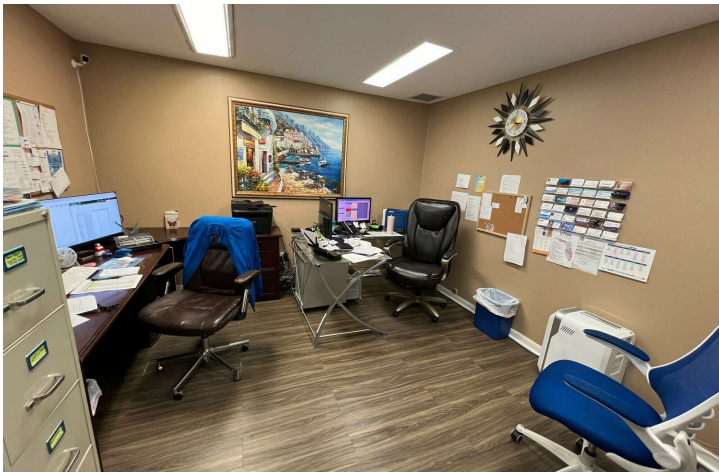
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# Interior Images

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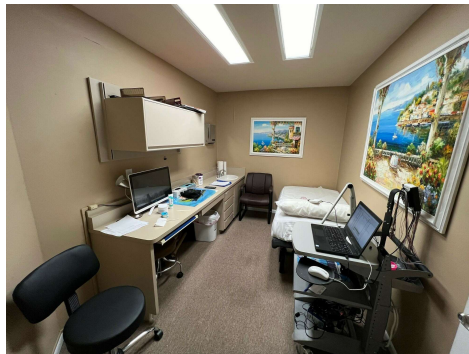
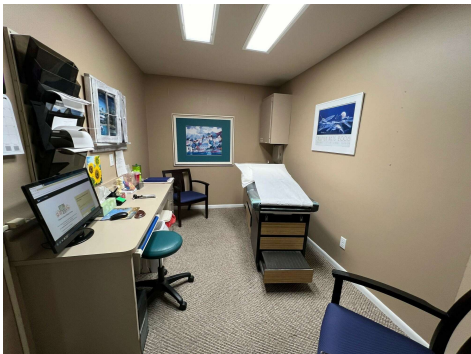
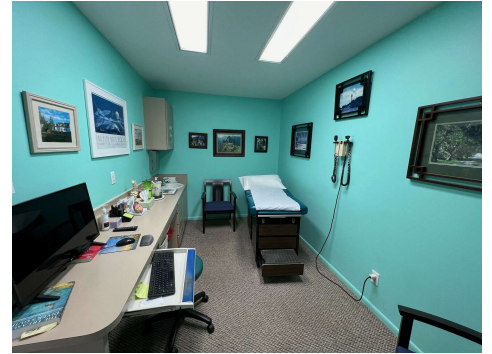
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# Interior Images

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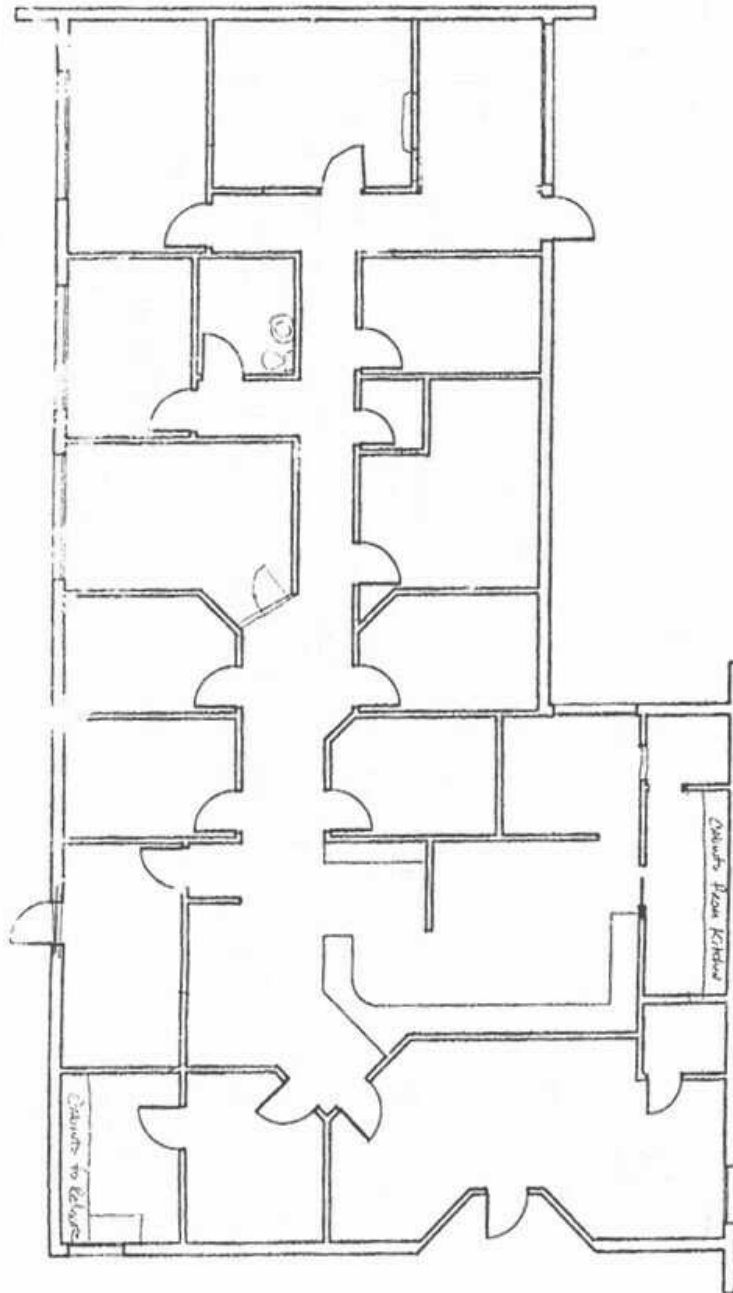
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# Floor Plans

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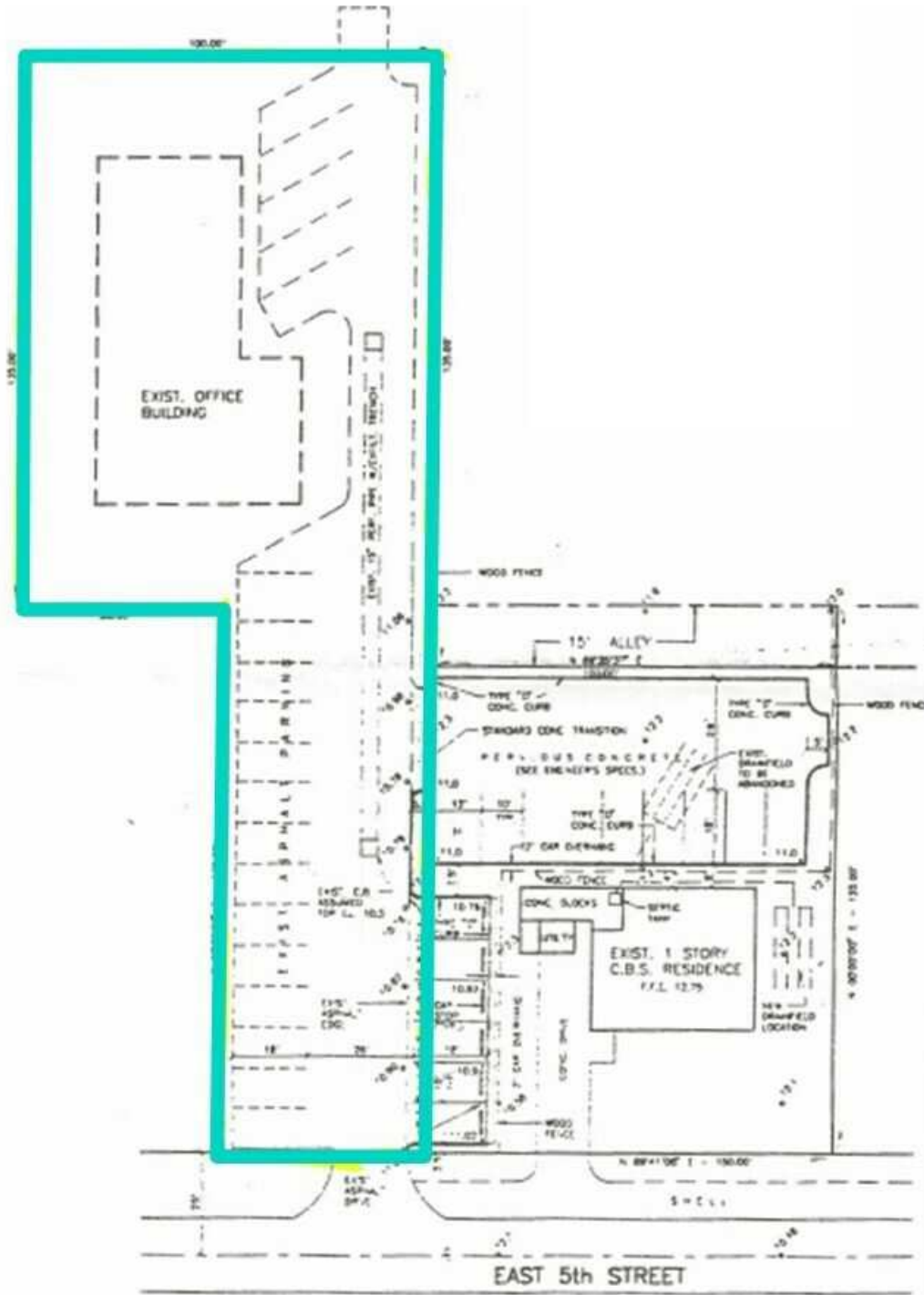
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# Site Plans

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# Property Map

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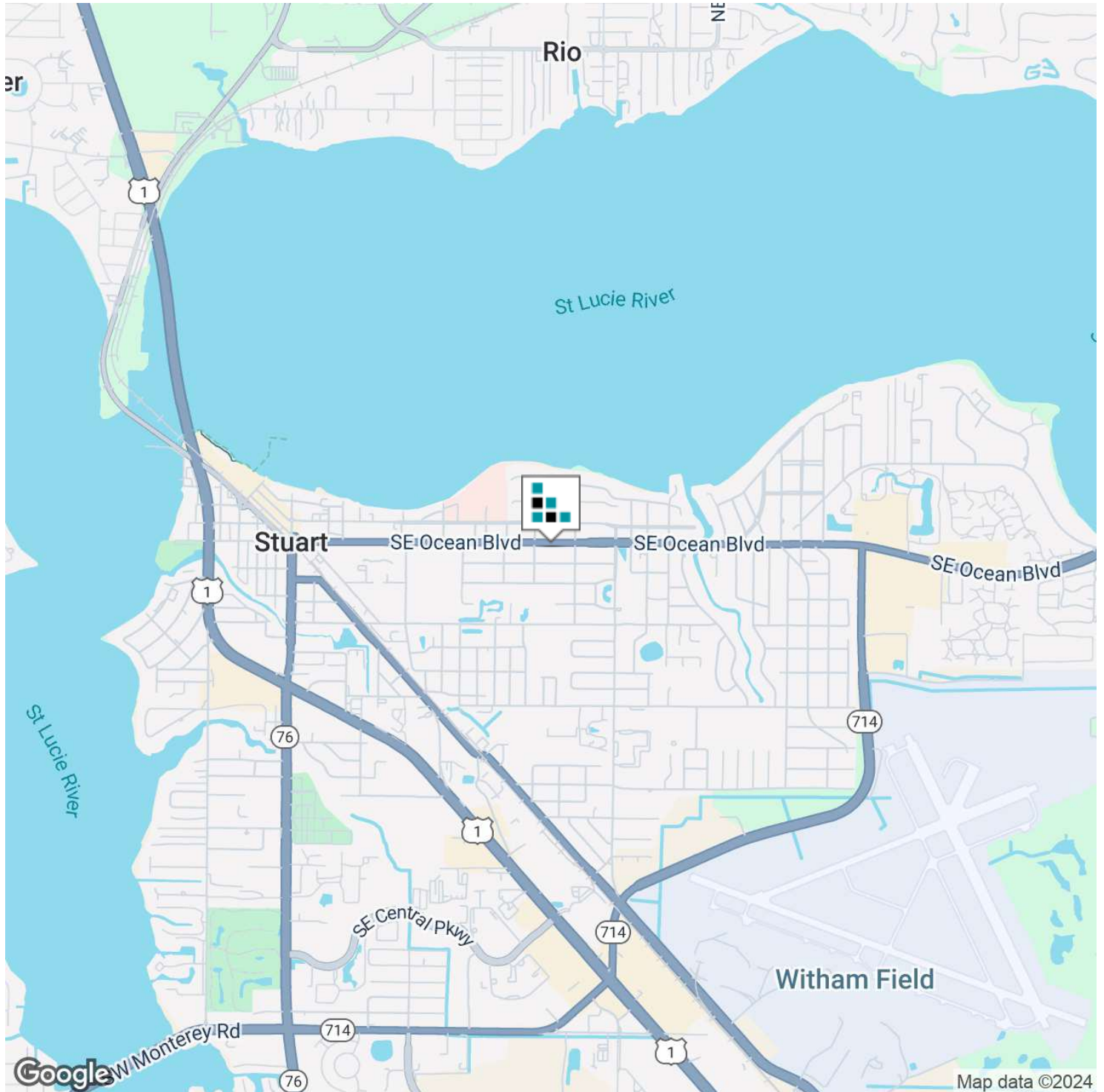




# Location Map

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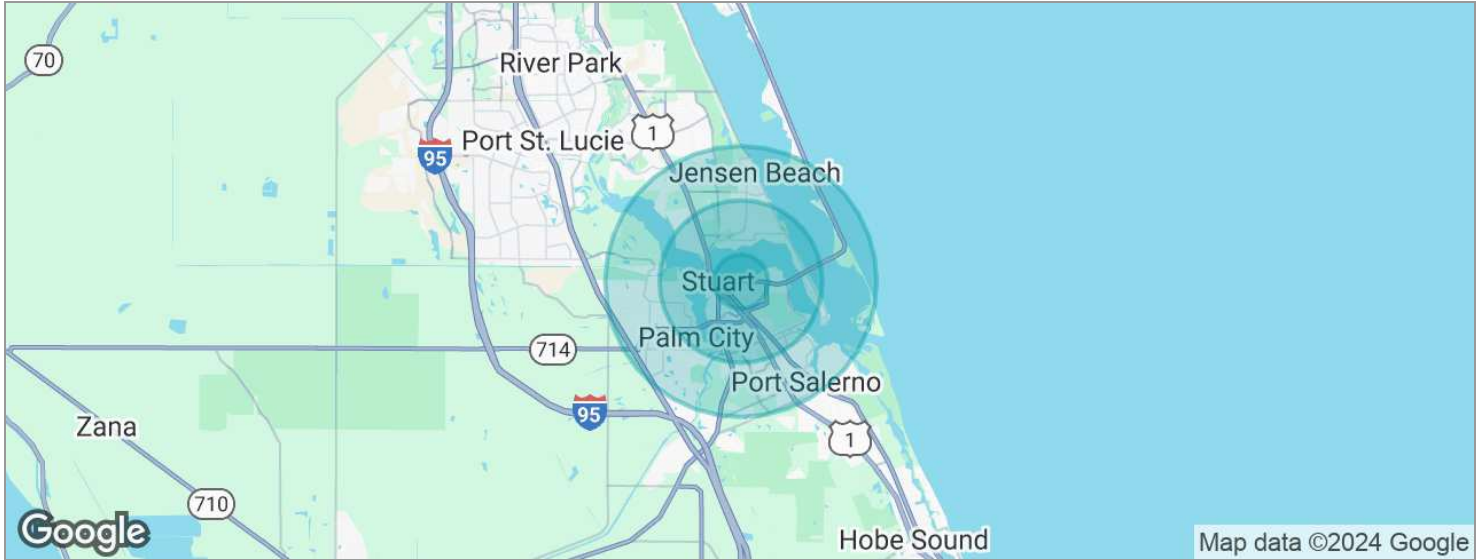
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# Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,139	46,580	100,346
Median age	48	50	50
Median age (Male)	46	49	49
Median age (Female)	50	52	51
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,619	21,378	44,555
# of persons per HH	2.3	2.2	2.3
Average HH income	\$74,540	\$91,963	\$104,328
Average house value	\$371,050	\$440,107	\$467,733

\* Demographic data derived from 2020 ACS - US Census

# Disclaimer

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