

PROFESSIONAL OFFICE CONDOS AT ELITE PLAZA

7859-7867 SW Ellipse Way, Stuart, FL 34997



RARE OPPORTUNITY

FOR SALE OR LEASE

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Janine Landolina
772.286.5744 Office
772.285.2599 Mobile
ileaseit@gmail.com

PROPERTY OVERVIEW

- High-demand flex warehouse/office condominium units available in the Elite Professional Plaza. This low-traffic, well-maintained property is conveniently located in the Treasure Coast Commerce Center at the northwest corner of I-95 and Kanner Highway in Stuart Florida.
- The unit includes one large office and a warehouse with a rear grade-level overhead door and pedestrian door, all fully air-conditioned.



SALE PRICE	\$265.00/SF
LEASE RATE	\$21.00/SF Gross
UNIT 7865	910 SF
UNIT 7859	1,038 SF
UNIT 7867	1,338 SF
TOTAL BUILDING SIZE	19,311 SF
BUILDING TYPE	Condo-Industrial
YEAR BUILT	2004
PROPERTY FRONTAGE	+/- 203'
POA FEES	\$836.98 Quarterly
PROPERTY TAXES	\$1,700.62
ZONING	LI
LAND USE	Industrial

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SITE PHOTOS

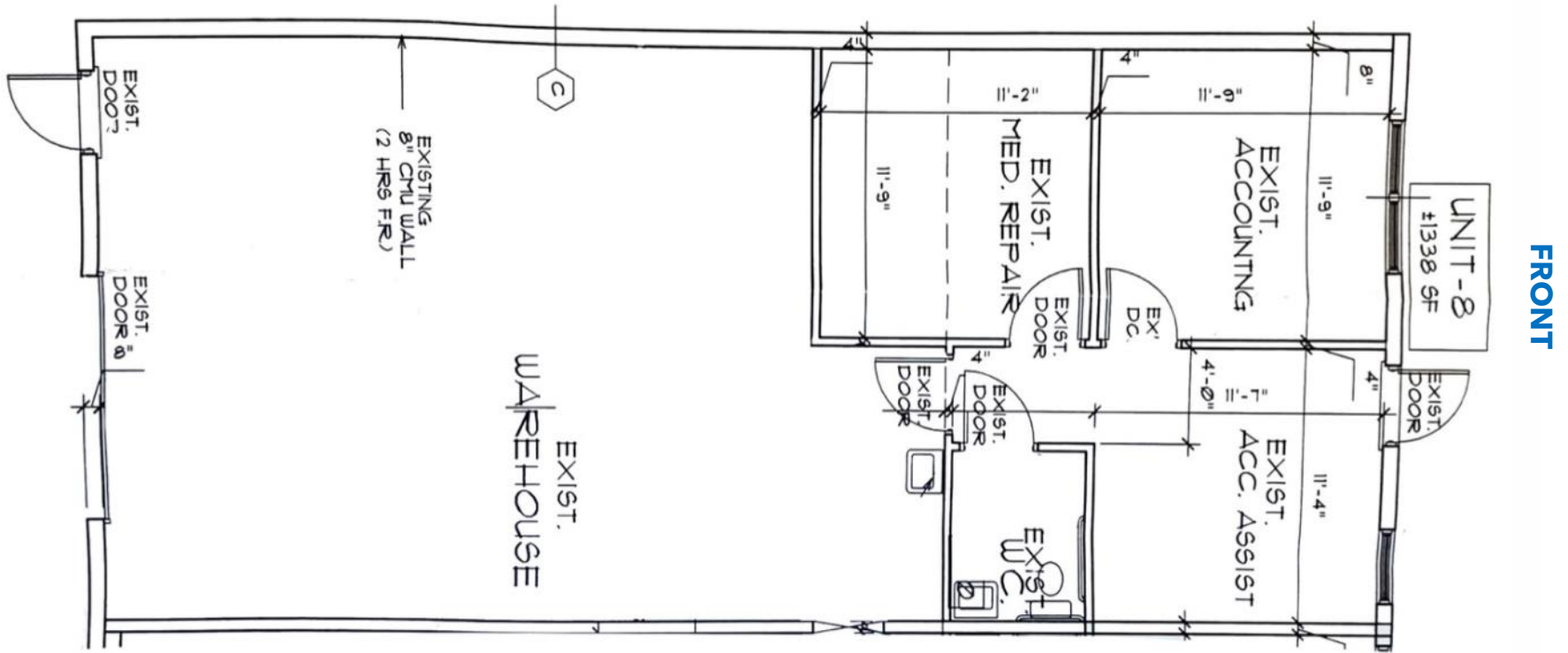


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(7867) FLOOR PLAN



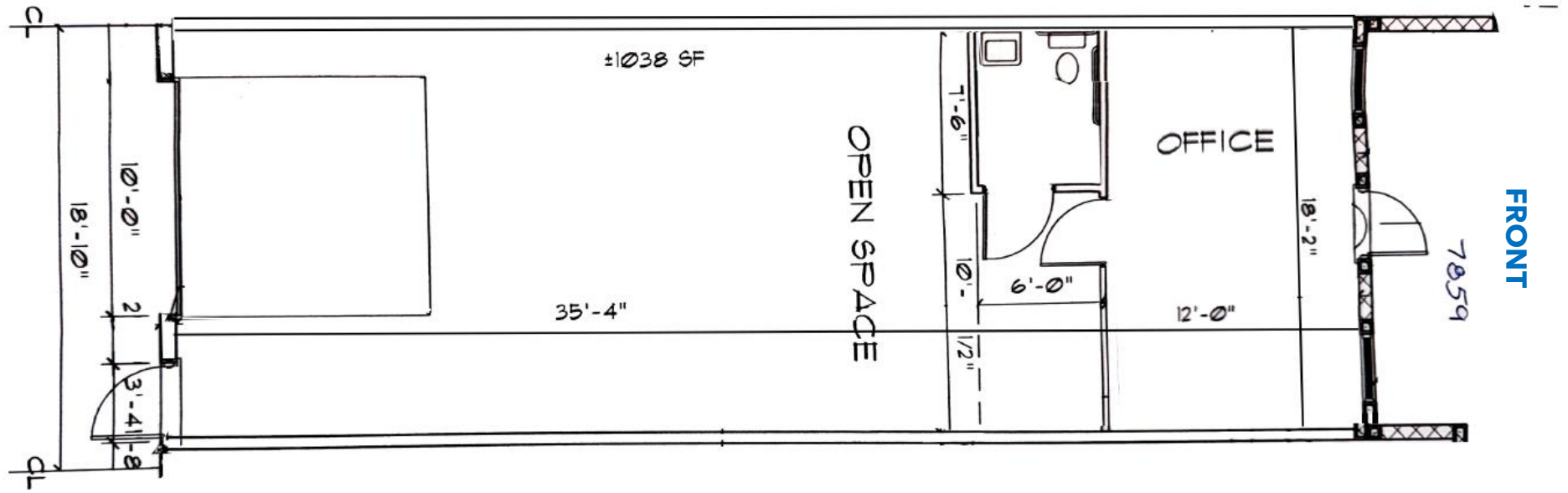
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ZONING INFORMATION

USE CATEGORY	LI
<i>Commercial and Business Uses</i>	
Adult business	P
Business and professional offices	P
Commercial amusements, indoor	P
Commercial amusements, outdoor	P
Commercial day care	P
Construction industry trades	P
Construction sales and services	P
Financial institutions	P
Flea markets	P
General retail sales and services	P
Golf driving ranges	P
Hotels, motels, resorts and spas	P
Kennels, commercial	P
Limited retail sales and services	P
Medical services	P
Pain management clinics	P
Trades and skilled services	P
Vehicular sales and service	P
Vehicular service and maintenance	P
Veterinary medical services	P
Wholesale trades and services	P

<i>Life Science, Technology and Research (LSTAR) Uses</i>	
Biomedical research	P
Bioscience research	P
Computer and electronic components research and assembly	P
Computer and electronic products research and assembly	P
Computer programming/software research	P
Computer system design	P
Electromedical apparatus research and assembly	P
Electronic equipment research and assembly	P
Laser research and assembly	P
Lens research	P
Management, scientific and technical services	P
Marine Research	P
Medical and dental labs	P
Medical equipment assembly	P
Optical equipment assembly	P
Optical instruments assembly	P
Optoelectronics assembly	P
Pharmaceutical products research	P
Precision instrument assembly	P
Professional, scientific and technical services	P
Reproducing magnetic and optical media	P

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