

**3601 SE Ocean Blvd, #200
Sewall's Point, FL 34996**

ST. LUCIE BUILDING OFFICE CONDO IN SEWALL'S POINT



FC **FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

EXECUTIVE SUMMARY

3601 SE OCEAN BLVD, #200, SEWALL'S POINT, FL 34996 | ST. LUCIE BUILDING OFFICE CONDO IN SEWALL'S POINT

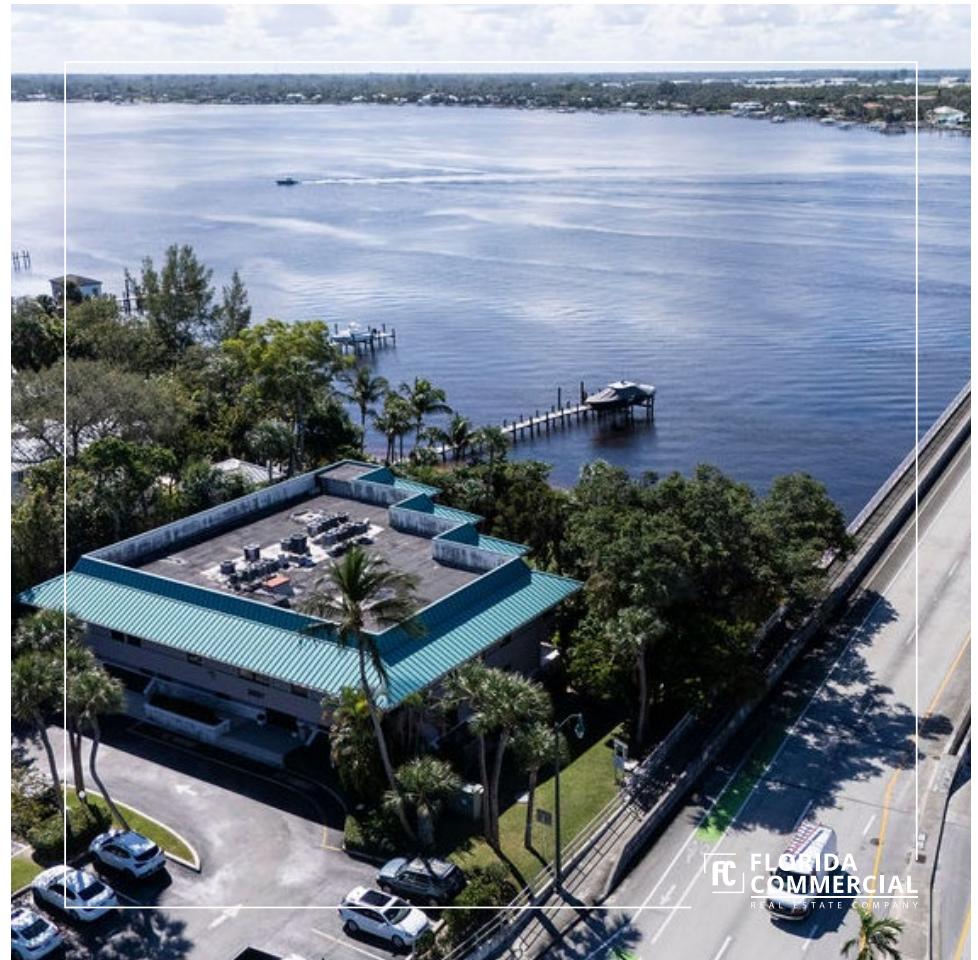
SPECS

Unit Size: 1,472 SF
Price: \$395,000
Year Built: 1981
Lot Size: 1.20 AC
Zoning: B-2 / Sewall's Point

PROPERTY OVERVIEW

Rare Opportunity to own an Affordable Office in Desirable Sewall's Point, FL! This 1,472 SF 2nd Floor Office Condo is sub-divided into 2 Separate Contiguous Spaces, 1 side that is currently Leased to an Audiologist and the other side vacant. The Audiologist's lease can be terminated at Closing to accommodate a Buyer's space needs or kept in place for Rental Income. The Unit features a total of 6 Private Offices, a Conference Room, Reception Area, Storage, Private Restroom, and Large Open Work Space, providing flexibility for numerous types of Professional Office Users in a Well-Maintained Building with Attractive Lobby, Elevator Access, Covered Parking, and Monument Signage!

Located at the corner of Ocean Boulevard and South River Road at the foot of the Evans Crary (10 cent) Bridge, which connects Stuart to Sewall's Point, and directly across from Benihana Restaurant and Harbor Bay Plaza in an active yet exclusive Commercial corridor. Convenient access to Downtown Stuart, Hutchinson Island & beaches, and Witham Field in Martin County, Florida!



**FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY

**FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY



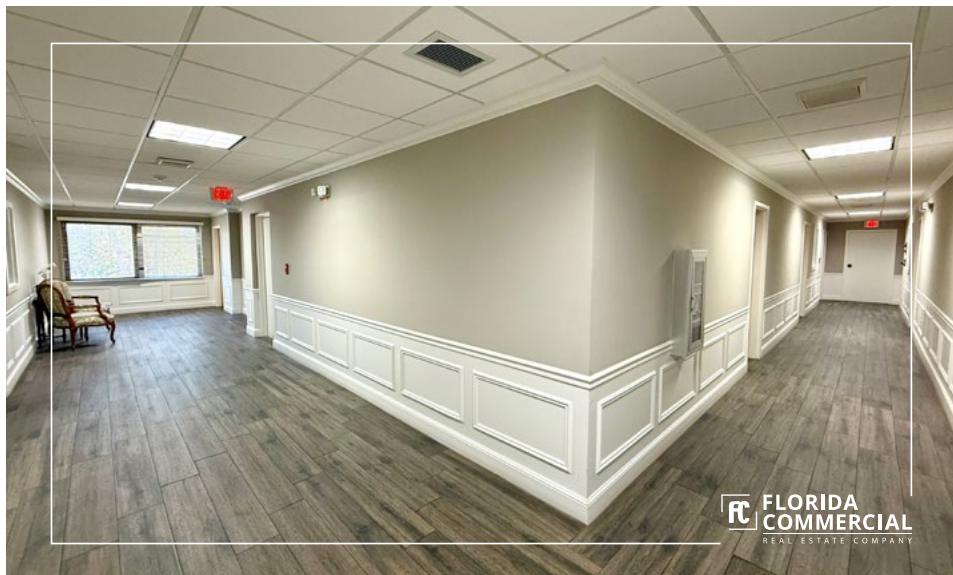
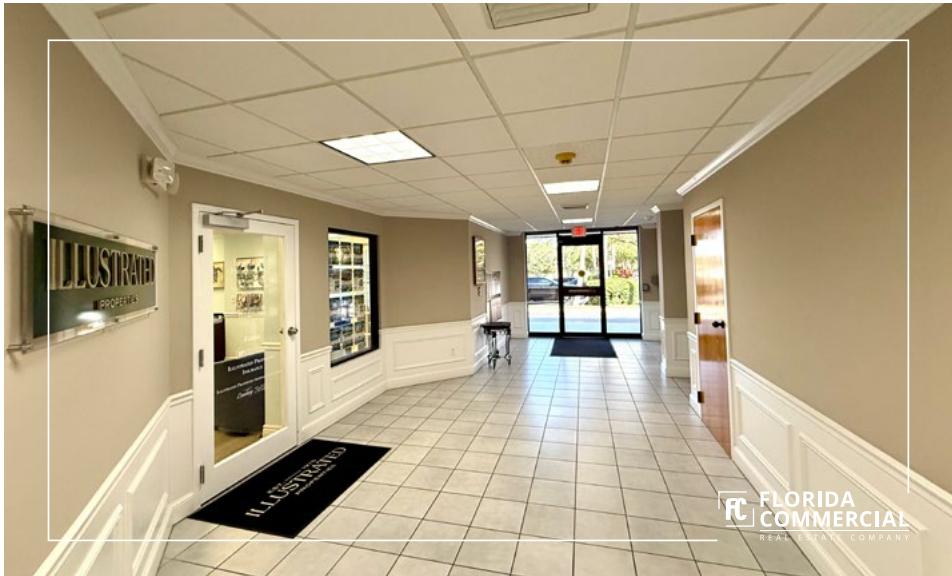
ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



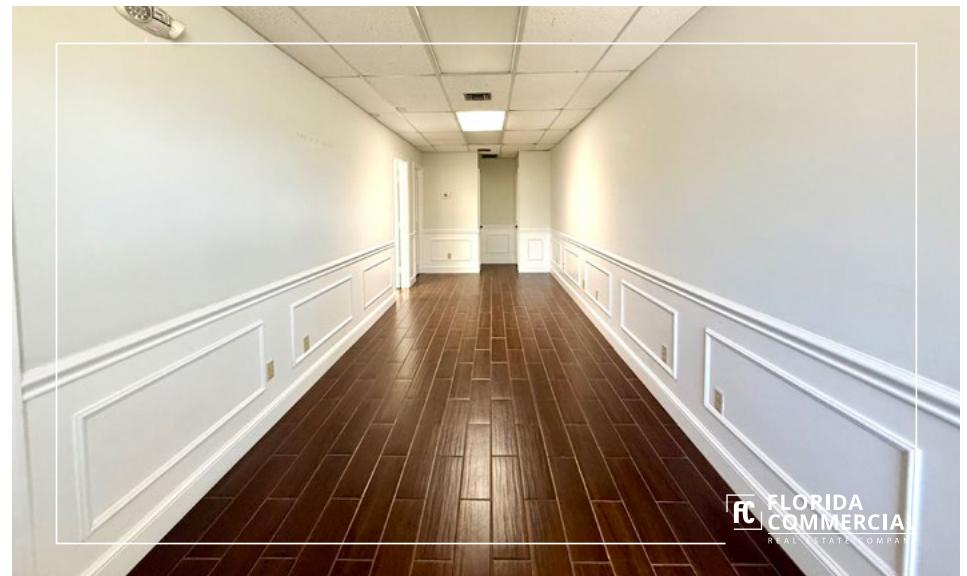
ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



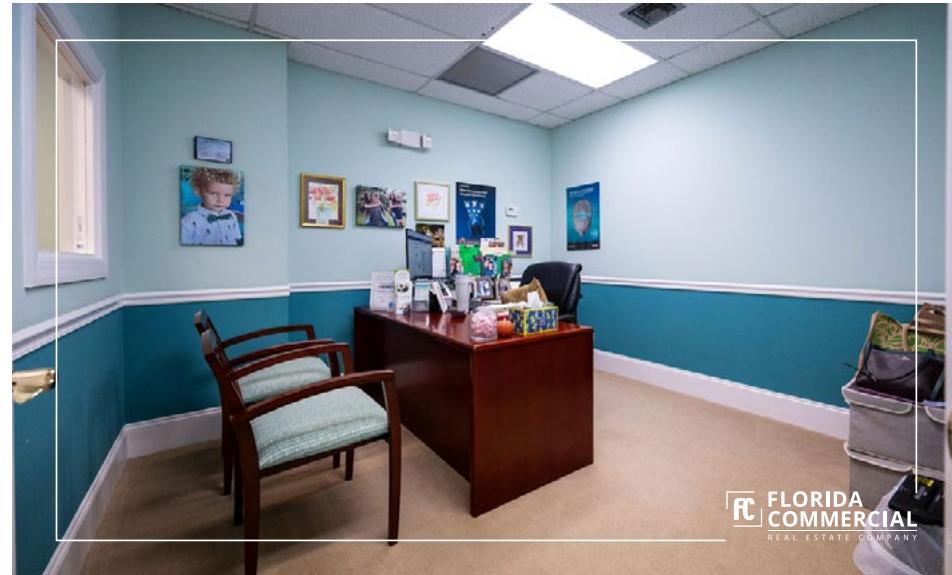
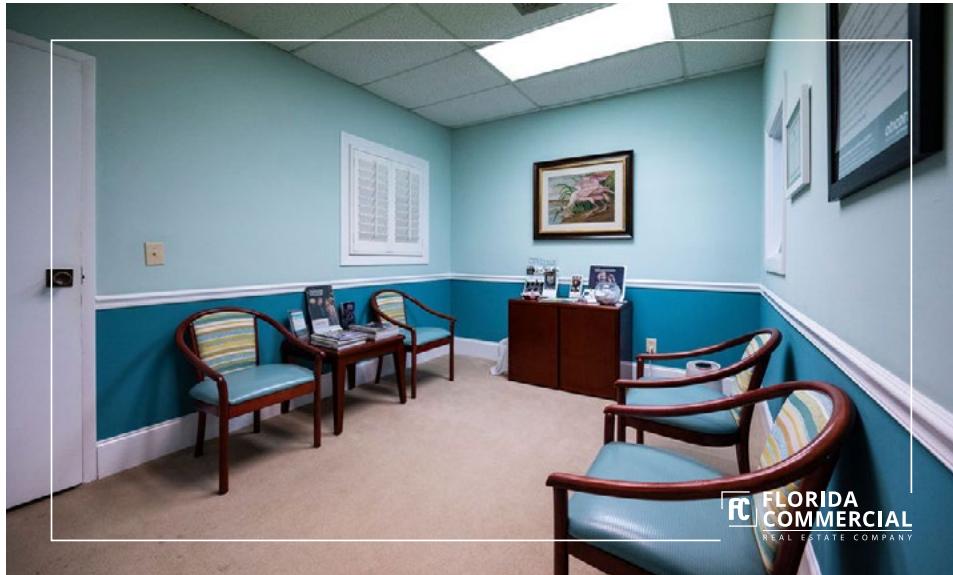
ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



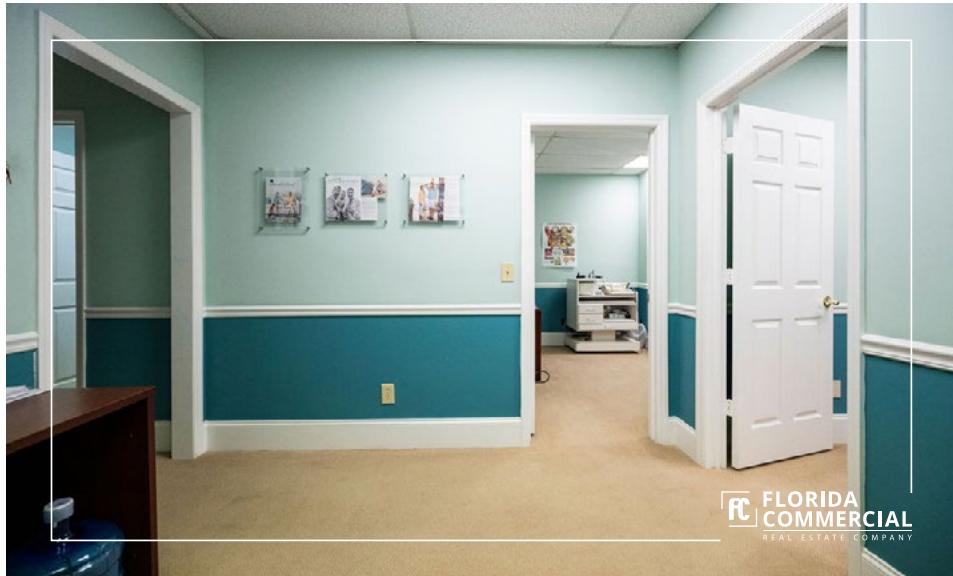
ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

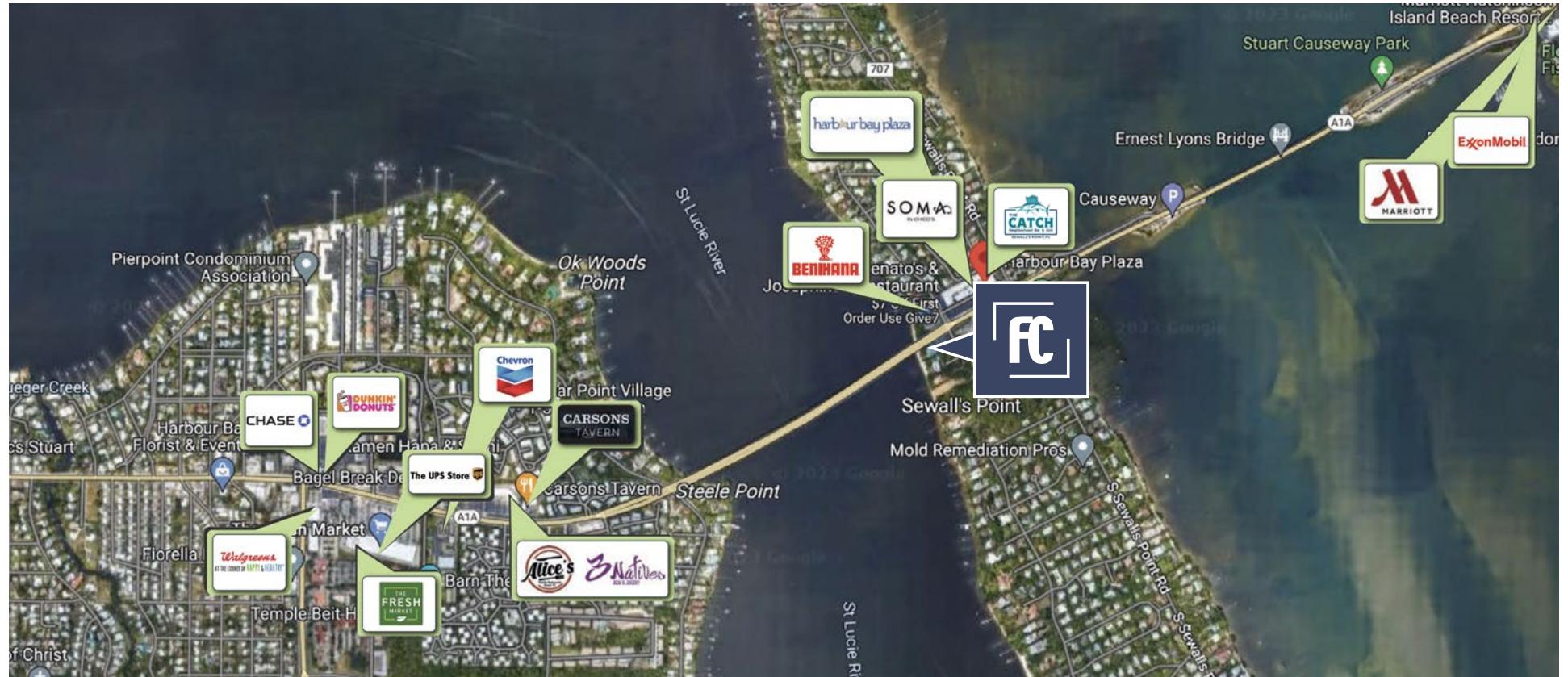
1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

RETAIL MAP

3601 SE OCEAN BLVD, #200, SEWALL'S POINT, FL 34996 | ST. LUCIE BUILDING OFFICE CONDO IN SEWALL'S POINT



**FLORIDA
COMMERCIAL**
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

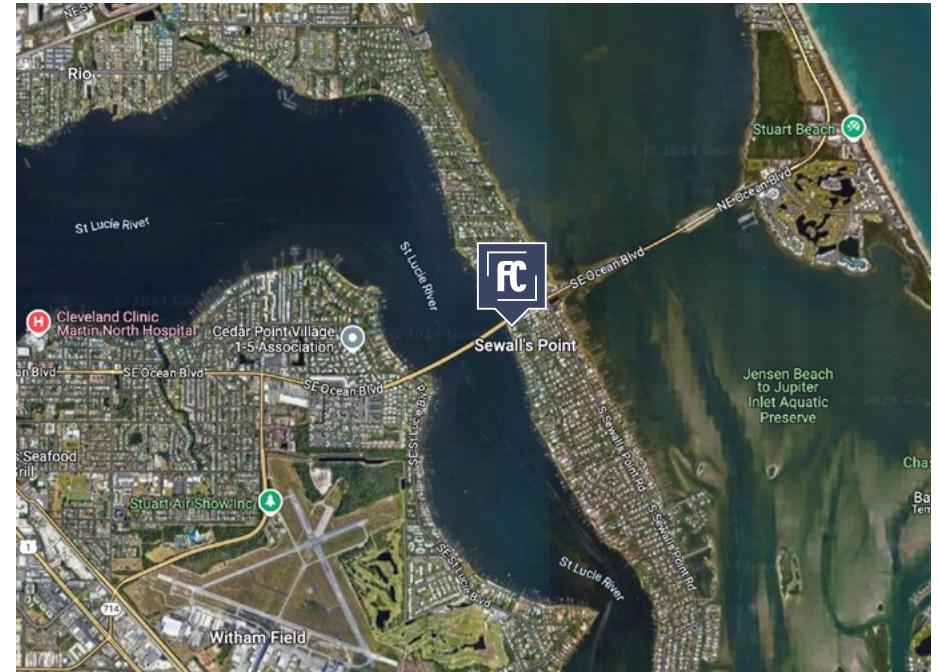
Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

MAP & REPORT

3601 SE OCEAN BLVD, #200, SEWALL'S POINT, FL 34996 | ST. LUCIE BUILDING OFFICE CONDO IN SEWALL'S POINT

 POPULATION	1 MILE	3 MILES	5 MILES	 HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Population	3.4K	30.9K	86.3K	Total Households	1.7K	14.3K	39.6K
Median Age	65.7	55.2	53.9	# of Employees	9.7K	38.1K	96.3K
				Average HH Income	\$150.3K	\$72.5K	\$71.4K



 **FLORIDA COMMERCIAL**
REAL ESTATE COMPANY



ALEX AYDELLOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

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

1,472 SF

Sewall's Point

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.