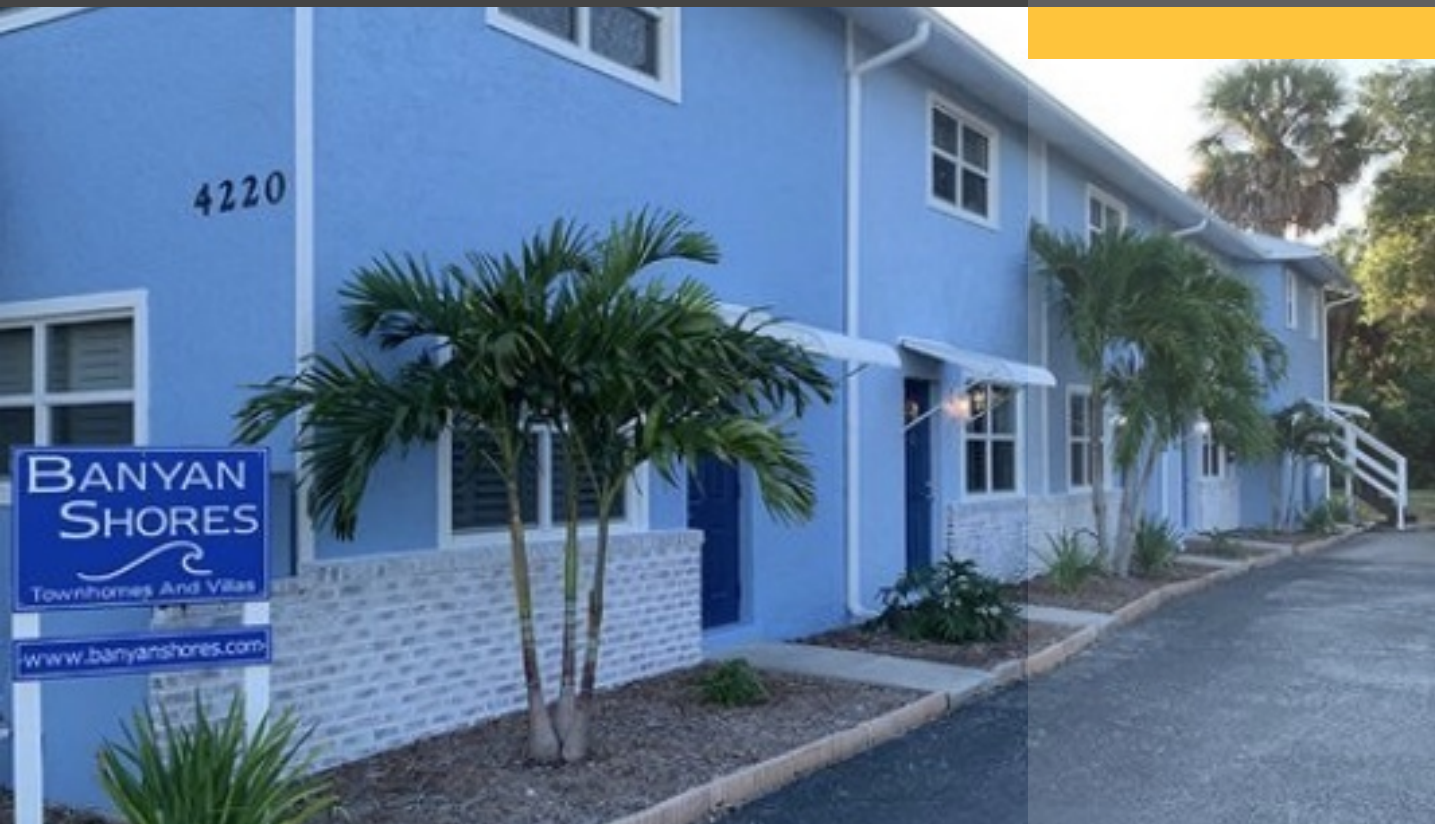


FOR SALE

## Jensen Beach Waterfront Townhome/Apartment Property

4220 NE INDIAN RIVER DR  
JENSEN BEACH, FL 34957



**RICH VAALER**

Principal Broker  
772.266.9065  
rich@vaaler.us



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,249,000
Building Size:	7,330 SF
Available SF:	
Lot Size:	0.79 Acres
Number of Units:	6
Price / SF:	\$306.82
Cap Rate:	5.05%
NOI:	\$113,600
Year Built:	1979
Renovated:	2022
Zoning:	R3A
Market:	Treasure Coast
Submarket:	Jensen Beach

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in the flourishing Treasure Coast area: 4220 NE Indian River Dr. This exceptional multifamily property boasts a 7,330 SF building with 6 units, offering a compelling investment potential. Renovated in 2022, the property stands as a testament to modern sophistication while retaining its timeless charm. With an 83% occupancy rate and zoned R3A, this property presents a stable income stream and future development possibilities. Don't miss the chance to add this meticulously maintained gem to your investment portfolio. Public sewer connection at property line. Visit property website at [www.banyanshores.com](http://www.banyanshores.com). Owner/Agent

## PROPERTY HIGHLIGHTS

- Townhome Style Apartments
- 6 units -4/2br & 2/1br
- Completely Renovated in 2022
- Zoned R3A
- Jensen Beach
- Public Sewer Connection at Property Line
- Water Access/Frontage



## OFFICE LOCATIONS

211 Gibson St NW  
Leesburg, VA. 20176

1SE Ocean Blvd  
Stuart, FL 34994

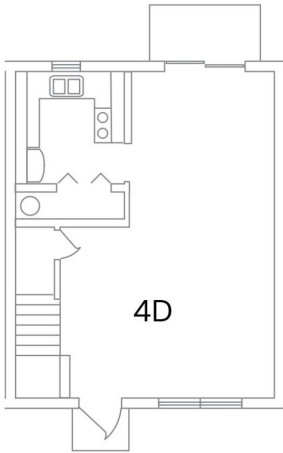
## FOR MORE INFORMATION CONTACT:

**RICH VAALER** Principal Broker  
[rich@vaaler.us](mailto:rich@vaaler.us) (P) 772.266.9065 (C) 703.431.4513

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## ADDITIONAL PHOTOS



### OFFICE LOCATIONS

211 Gibson St NW  
Leesburg, VA. 20176

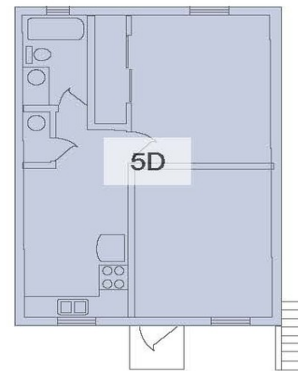
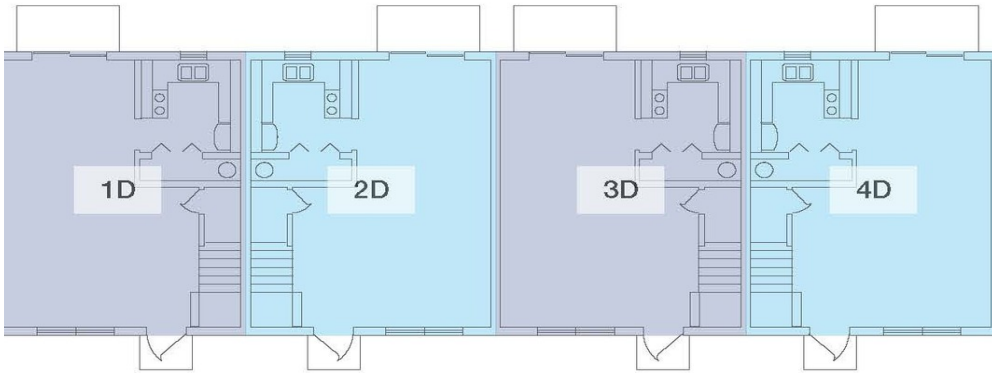
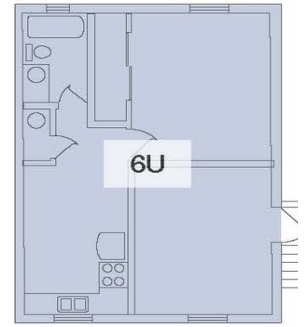
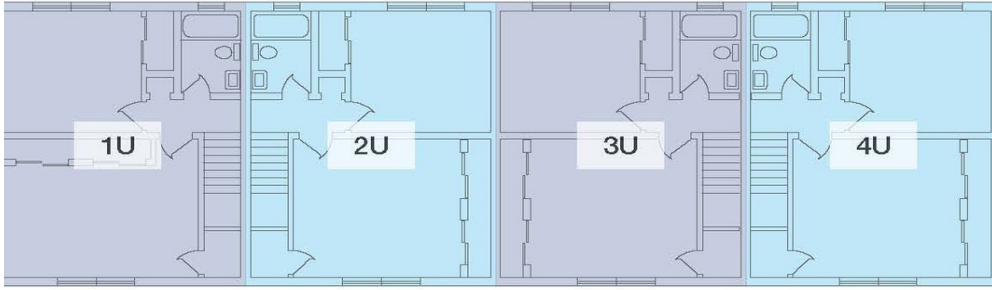
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## FLOOR PLANS



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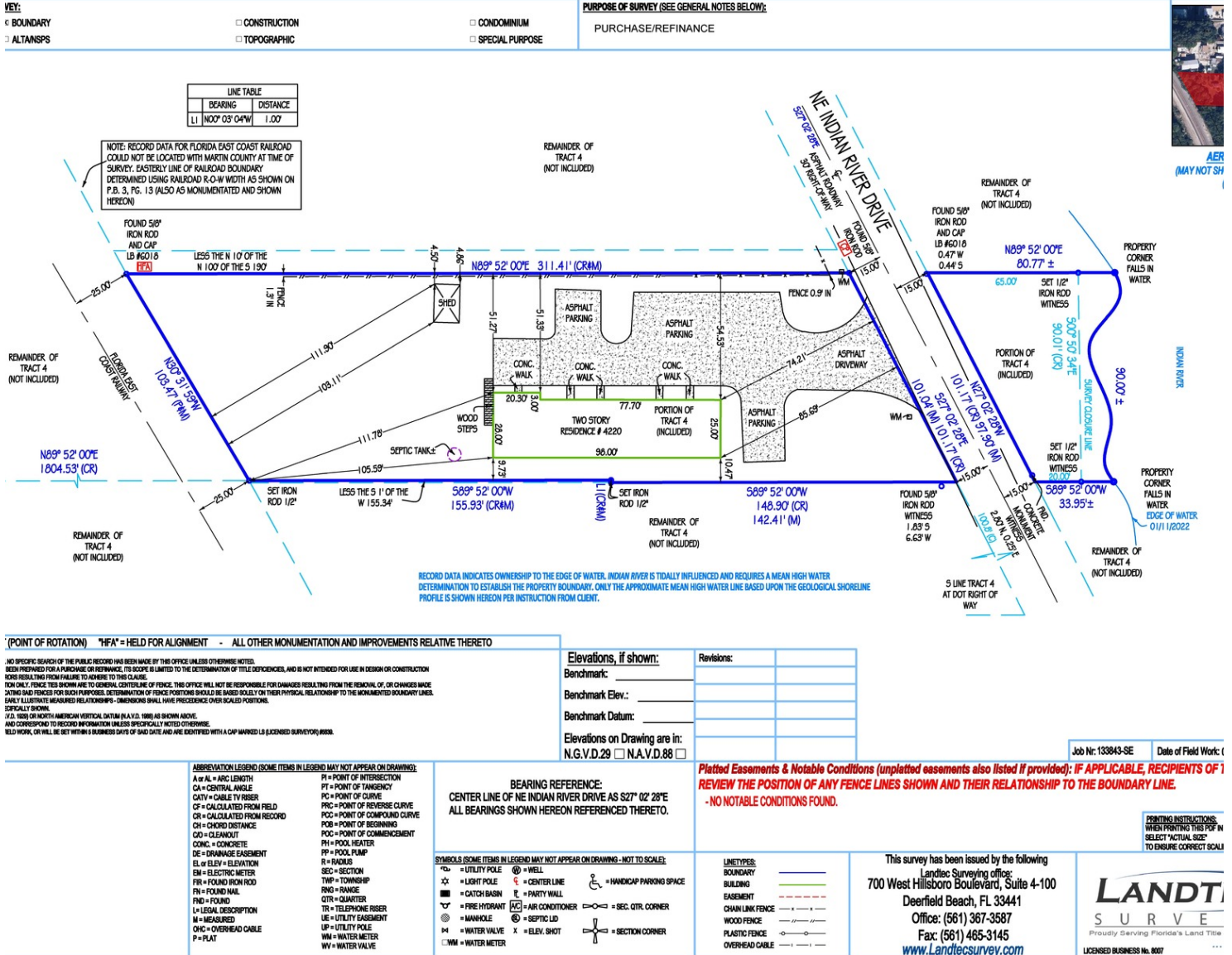
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# Jensen Beach Waterfront Townhome/Apartment Property

BANYAN SHORES | 6 UNITS | 4220 NE INDIAN RIVER DR JENSEN BEACH, FL 34957

## SURVEY



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## TAX MAP AERIAL



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## AERIAL MAP



### OFFICE LOCATIONS

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Leesburg, VA. 20176

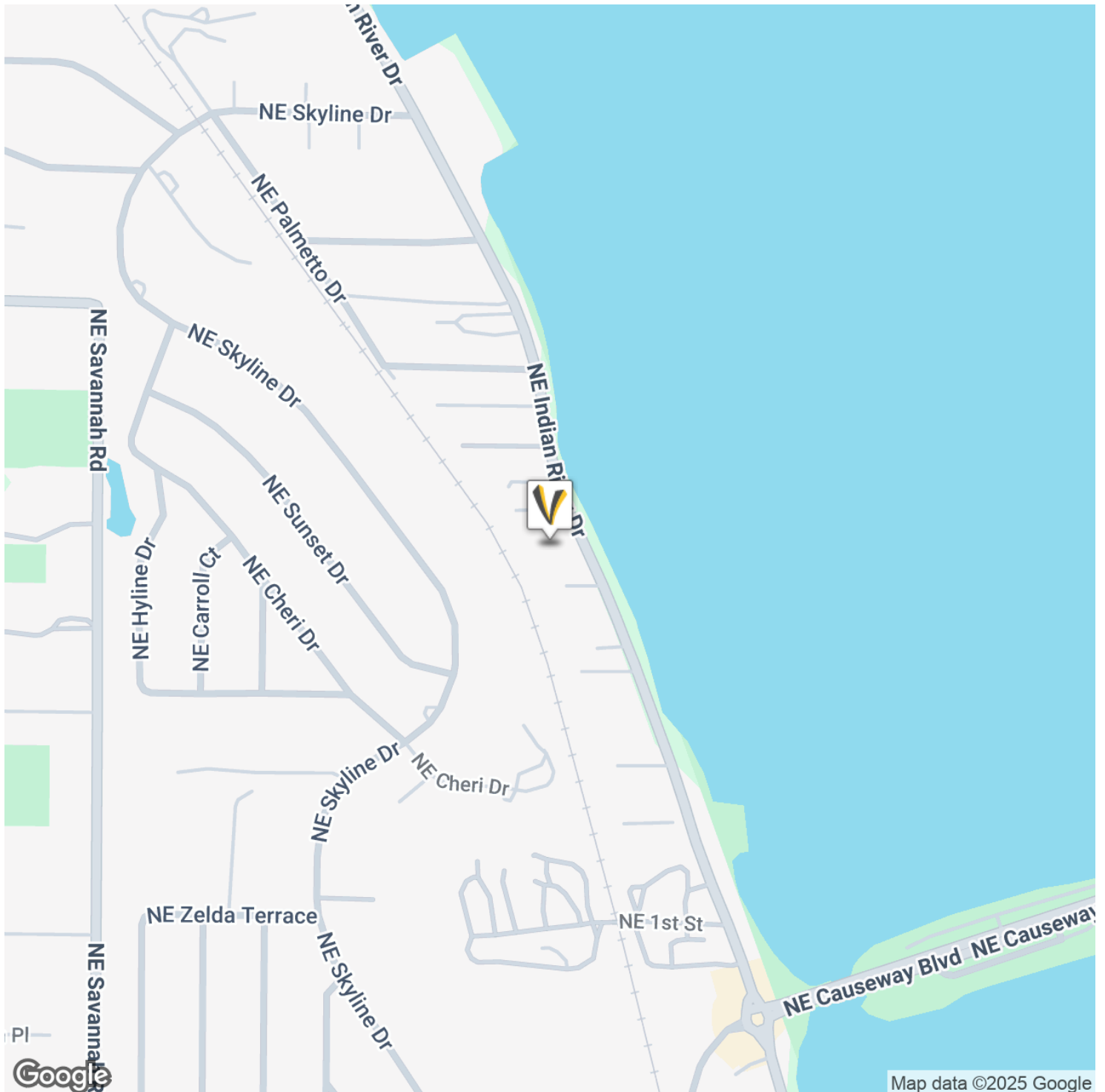
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## LOCATION MAP



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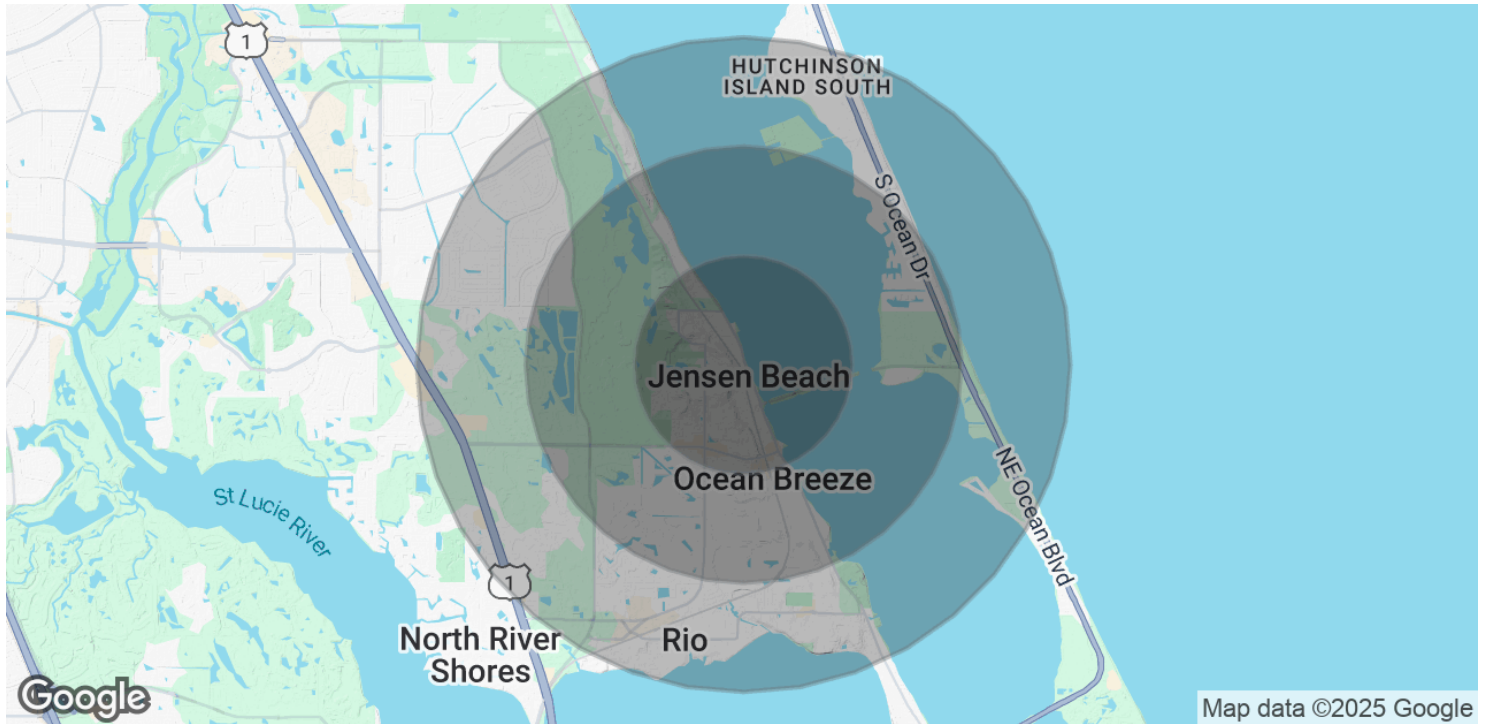
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## DEMOGRAPHICS MAP &amp; REPORT

**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	2,425	13,195	27,373
Average Age	54.8	54.3	52.2
Average Age (Male)	55.0	52.7	51.2
Average Age (Female)	51.8	54.8	52.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,446	9,056	18,023
# of Persons per HH	1.7	1.5	1.5
Average HH Income	\$82,101	\$55,426	\$56,748
Average House Value	\$278,230	\$239,777	\$261,272

2020 American Community Survey (ACS)

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