

FOR SALE | Hobe Sound



OFFERING MEMORANDUM



FOR SALE

Commercial Building & Two Residential Duplexes



For More Information:

D. GLEN ALEXANDER, CPM®

Broker

561.471.5353 Ext 108 | galexander@strategicrealty.com



500 Northpoint Parkway Suite 300
West Palm Beach, Florida
www.strategicrealty.com | 561.471.5353



INVESTMENT HIGHLIGHTS

Exceptional Demographics

The Property is well-located on Federal Highway/US Highway One in desirable Hobe Sound, Martin County, Florida, a striving community with a strong commercial & rental market with high demand and low supply.

Diverse Opportunity

The Property is located within the Hobe Sound CRA with multi redevelopment opportunity uses or could be a great owner user building an income source from the residential units.

Site Improvements

Property consists of one freestanding commercial building and two residential duplexes under two separate tax parcels.

Location

The Property is north of Bridge Road on Federal Highway/ US Highway One in the heart of Hobe Sound.

Community

The Hobe Sound community is in great demand from residents seeking a convenient location, and a small town feeling of community. Population growth is on the rise with commercial and residential development including the world famous Atlantic Fields development by Discovery Land Corporation, a 1,500 acre resort style residential development on Bridge Road.

Asking Price: \$1,550,000

COMMERCIAL BUILDING

Property Information

LEASED @ \$4,000/MTH NNN until Feb 28, 2025

11220/11230/ 11240 SE Federal Highway

Hobe Sound, Florida

Former restaurant building

1,584 total square feet building

Three (3) Suites | 11220, 11230, 11240

Land Area of .3099 acres | Fenced Rear Yard Space

Surface Parking in front of building

Parcel #34-38-42-010-001-00010-5

Year Built - 1976

Wood frame construction with hardboard siding

Flat Deck roofing with metal mansard

Electric Utilities provided by FPL

Water Service provided by Martin County Utilities

Sewer Service provided by septic system

Publix Sewer Service available to site for hookup

Zoning: Hobe Sound Redevelopment Zoning District



RESIDENTIAL BUILDINGS

Property Information

Two Residential Buildings (Duplexes)

Two units per building - 4 total units

8370-8374 SE Windham Street Hobe Sound, FL

8390-8394 SE Windham Street Hobe Sound, FL

968 square feet living area per building

2 bedroom/1 bathroom units

Annual Income: \$72,000

Annual Expenses: \$16,000

Net Operating Income: \$56,000

Tenants on short term leases (less than 1 year)

Land Area of .344 acres

Fenced Rear Yard Space

Year Built - 1970

Wood frame construction with hardboard siding

Shingle Roof install in 2020

Electric Utilities provided by FPL

Water/ Sewer Service provided by Well/Septic

Sewer Service provide by septic system

Zoning: Hobe Sound Redevelopment Zoning District

Parcel #34-38-42-010-001-00020-3



FOR SALE | Hobe Sound

OFFICE DEPOT PLAZA

Windham Street

8370-8394 SE Windham Street

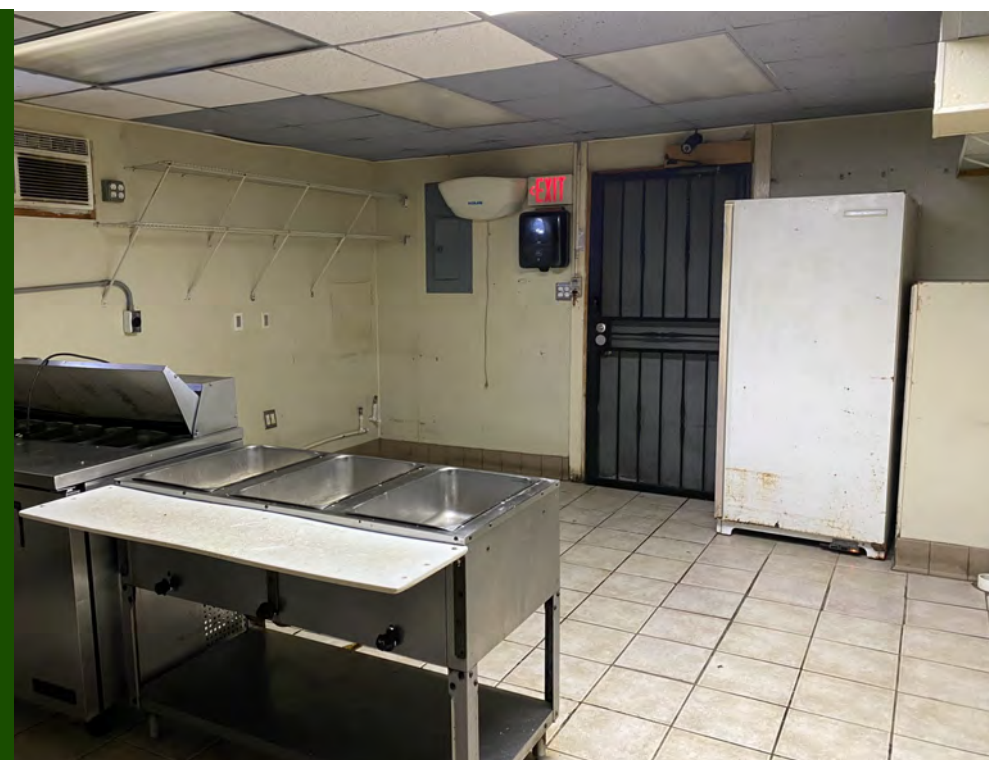
Two Residential Duplexes

11220 SE Federal Highway

1,584 sf Commercial Building

Federal Highway | US Highway One





Interior Photos | Commercial Building





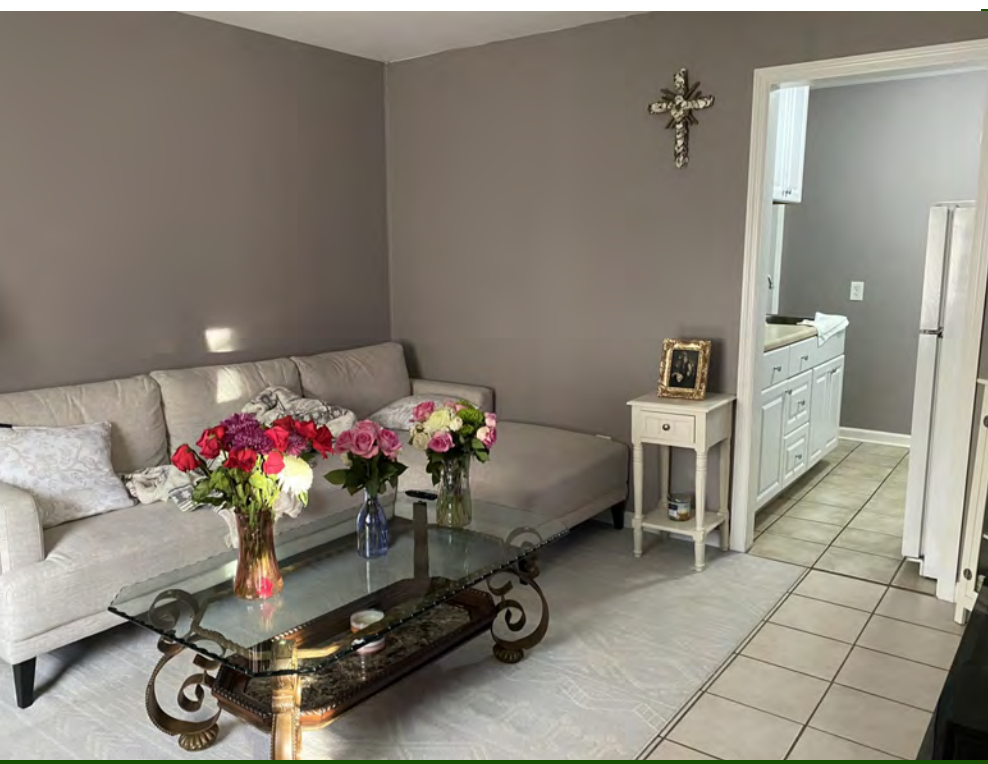
Exterior Photos | Commercial Building





Exterior Photos | Duplex Units



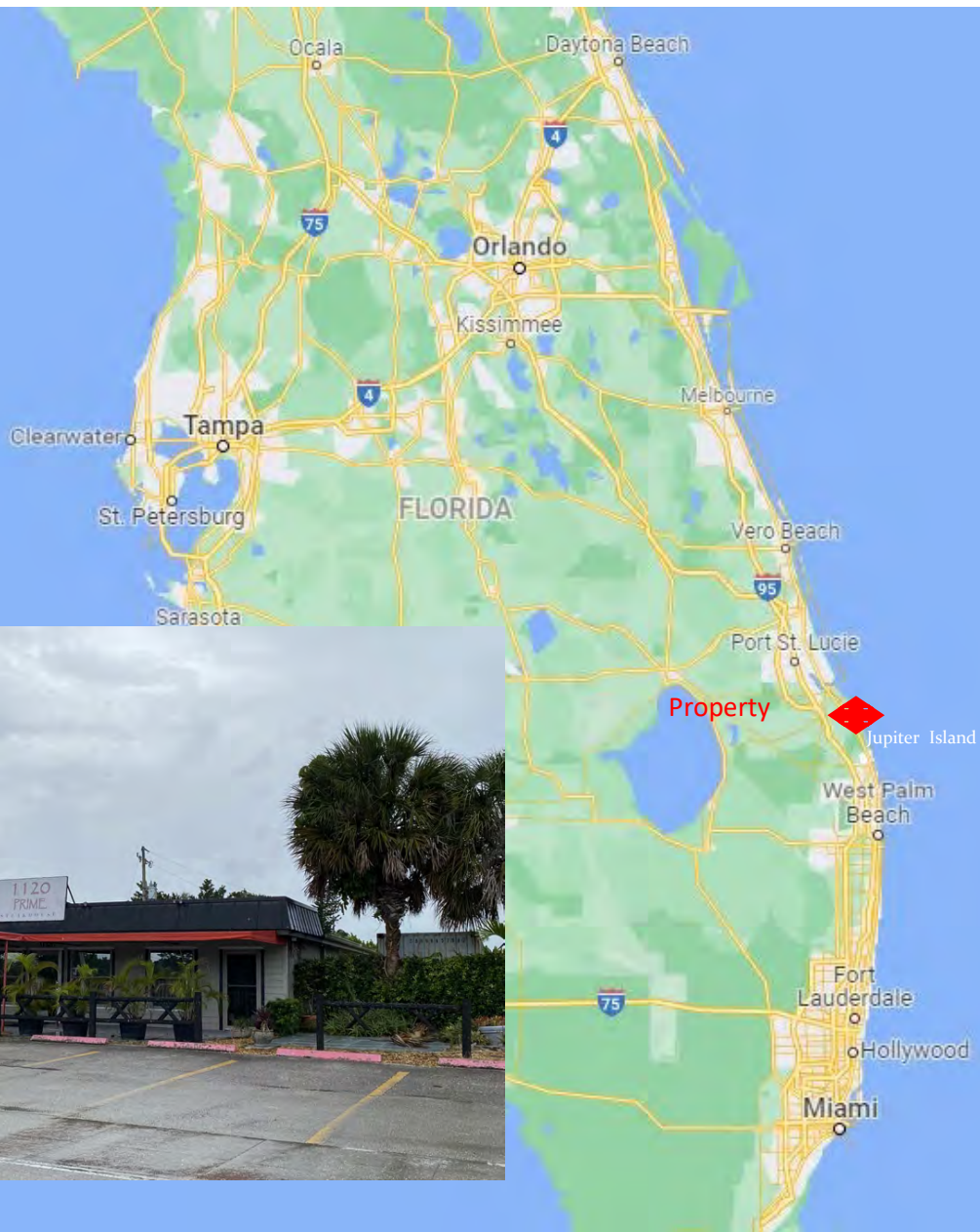


Exterior Photos | Duplex Units



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Commercial Building & Two Residential Duplexes



Hobe Sound

*The Treasure Coast &
desirable Martin County, Florida*



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All information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Strategic Realty Service, LLC has not verified, and will not verify, any of the information contained herein, nor has Strategic Realty Services, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information contained in this Offering Memorandum. Any and all prospective buyers must perform its own investigation and due diligence to verify all of the information contained within the Offering Memorandum.

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