

FOR SALE

3231 SE Slater St

3231 SE Slater St, Stuart, FL 34997

LOCATION OVERVIEW

Located in the SPS area of Stuart. Hard to find stand alone, Multi or single-tenant property. Excellent owner-user or multi-tenant opportunity.

OFFERING SUMMARY

Building Size:	8,012+/- SF
Land Size:	0.51+/- Acres
Land Use:	Industrial
Zoning:	M-1

SALE PRICE

\$1,750,000



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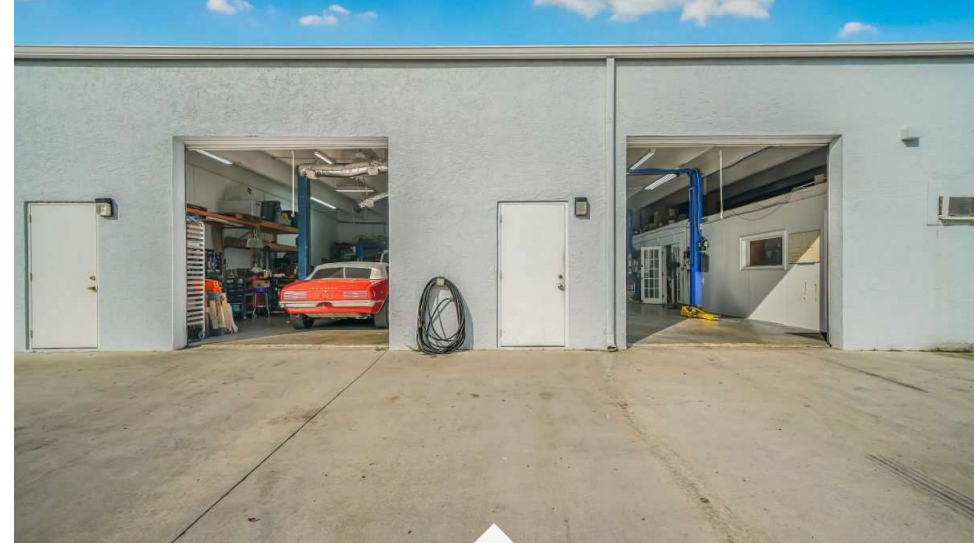
Property Details & Highlights

3231 SE SLATER

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Building Name	3231 SE Slater
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	523841301000000804
Building Size	8,012+/- SF
Lot Size	0.51+/- Acres
Year Built	1986
Year Last Renovated	2023

This 8,000/SF +/- concrete (CBS) building, situated on .51 acres, is currently divided into 4 bays, each with its own electrical panel, all 3-phase power throughout the building. One of the bays is dedicated to a full-size spray booth with a Halon fire suppression system, and it recently passed inspection. Each unit has a minimum of two roll-up doors, totaling 5 roll-up doors measuring 10' x 10', and 4, 7' x 8' with multiple man doors. The roof is a concrete T and has recently been inspected, considered in good condition, with many years of useful life left. The clear height is 12'. Most of this building is air-conditioned, minus approximately 2,448/SF. The property is currently configured with 310/SF +/- of office, and there are 3 restrooms throughout the property; a 4th restroom could be easily added as the plumbing is already in place. This property is currently used for high-end car restorations with multiple lifts and many tools for this type of work. Please inquire if you are interested in the equipment as part of the sale. 3231 SE Slater's concrete pad and drive are in very good condition, and the entire building is very clean and has been well-maintained.



- 3 phase power
- Concrete T roof
- Well maintained
- Multiple roll-ups
- Multi-tenant, or single-owner user
- Phase 1 Environmental Report from 2022 Available
- Seller Financing options offered

Additional Photos

3231 SE SLATER

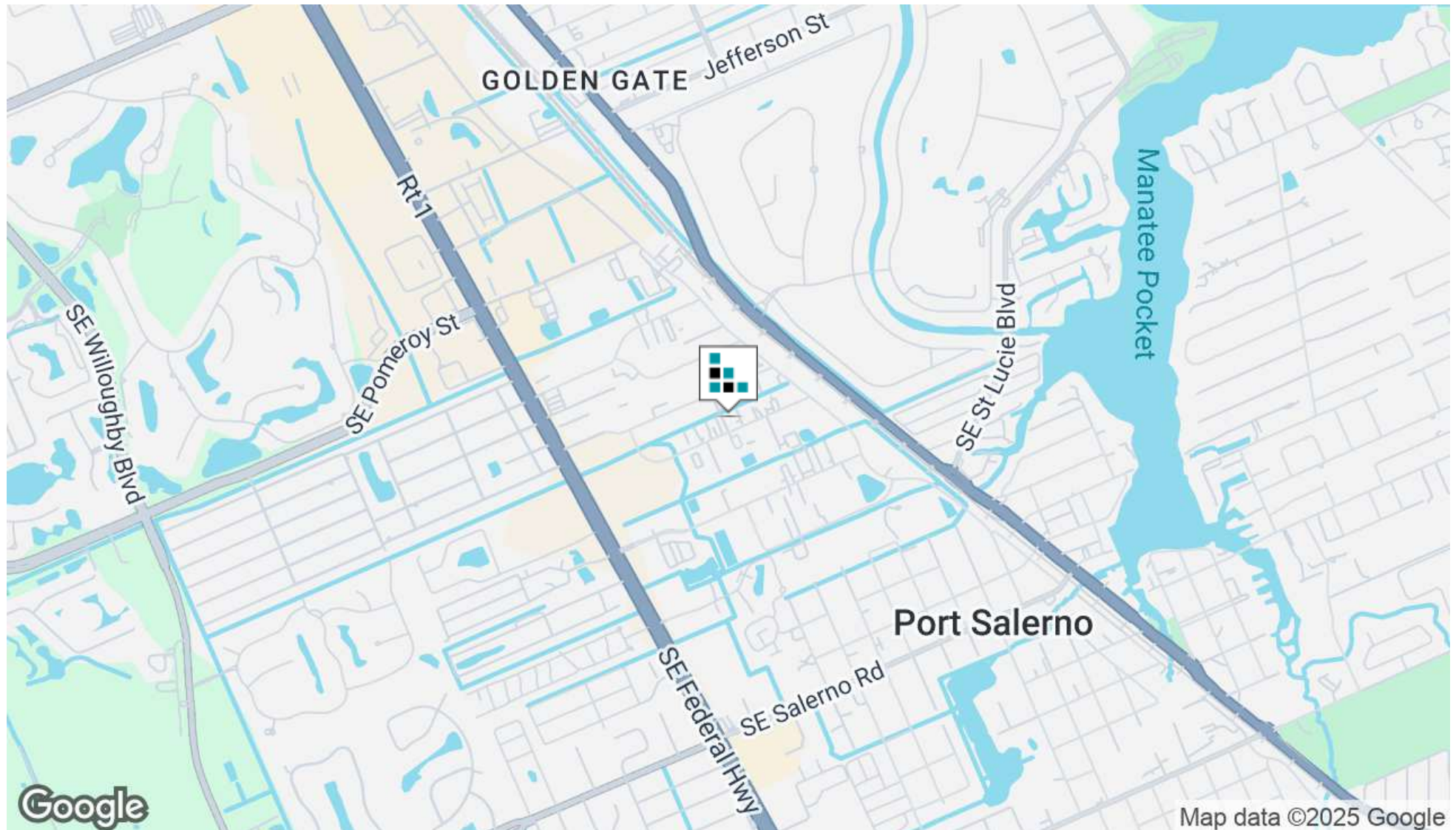
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Location Map

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Area Analytics

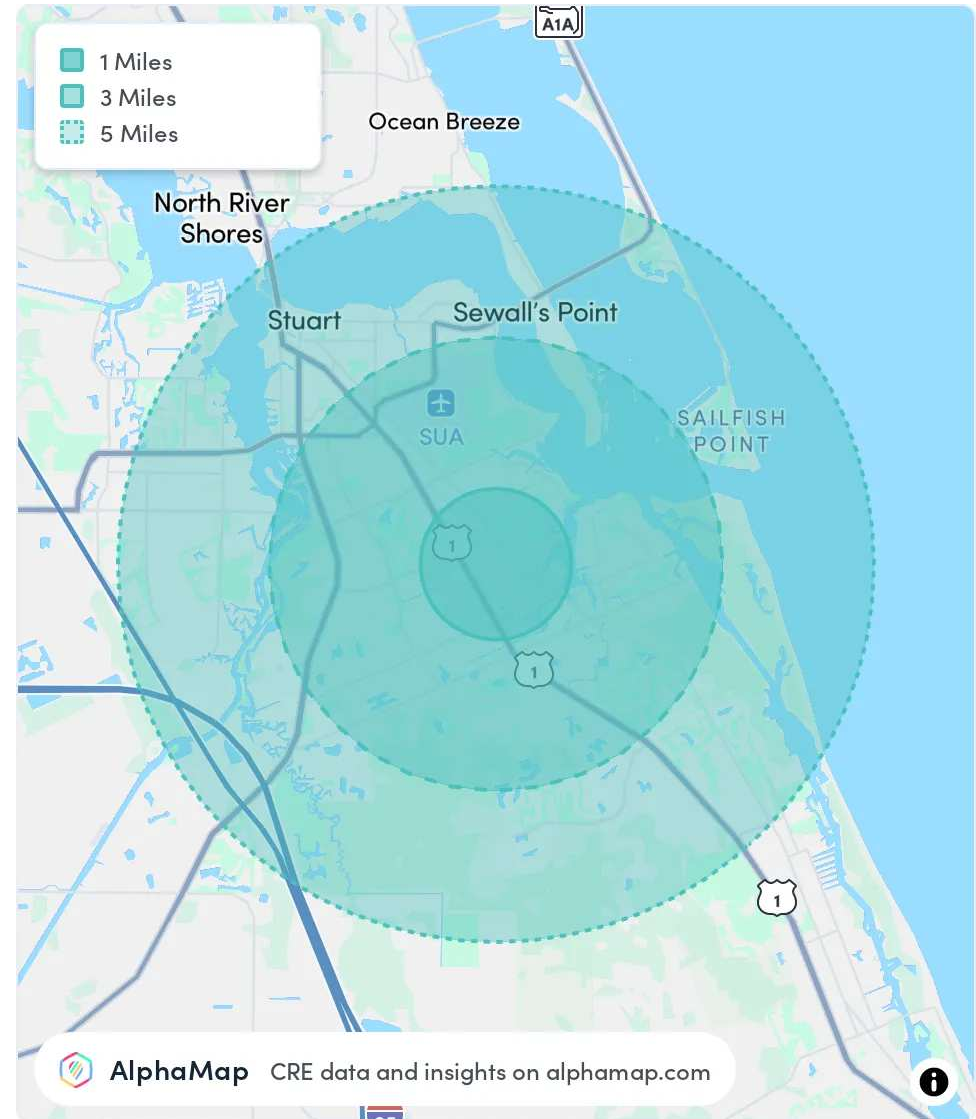
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,502	45,712	85,633
Average Age	46	50	51
Average Age (Male)	46	49	50
Average Age (Female)	47	50	52

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,759	20,037	38,476
Persons per HH	2.4	2.3	2.2
Average HH Income	\$86,877	\$89,083	\$102,439
Average House Value	\$359,267	\$398,222	\$454,122
Per Capita Income	\$36,198	\$38,731	\$46,563

Map and demographics data derived from AlphaMap



Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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