

# PRICE REDUCED



## FOR SALE

■ 851 Southeast Johnson Avenue

851 Southeast Johnson Avenue

Stuart, FL 34994

STEPHEN WOOD

ASSOCIATE

Mobile

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### PROPERTY OVERVIEW

Opportunity in growing downtown Stuart for corporate headquarters, medical office, church or educational use, or redevelopment of this 1.67 acre site with multifamily or mixed use. Directly across the street from the Seacoast Bank redevelopment site. Located in the heavily trafficked downtown Stuart, between US1 and A1A, this site is directly in the path of the future growth of downtown. The building was originally built in 1972 for Southern Bell and then owned by FPL. Solid CBS construction, fire sprinklered, 600/3 phase power, one elevator, and parking for 151 vehicles. The building has been well maintained but needs some updating. Please call for more information.

### LOCATION OVERVIEW

Known as the "Sailfish Capital of the World" and named in 2024 as the "Best Coastal Small Town", Stuart is famed for offshore and inshore sport fishing for not only sailfish, but marlin, tarpon, snook, bonefish, redfish, grouper, and more. The top major employers are Cleveland Clinic, Wesco Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, aircraft and marine industries, and government sectors located throughout the city. At the present time Stuart is a growing community, Revitalization is in progress in the downtown area.

SALE PRICE

\$2,750,000

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SLC Commercial  
Realty & Development

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# Property Details

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## Building Information

Building Size	22,500 SF
Year Built	1972
Number Of Parking Spaces	151
Exterior Description	CBS Construction
Condition	Good
Number Of Elevators	1
Roof	Repaired in 2005
Free Standing	Yes
Building Class	B
Number Of Floors	2
Average Floor Size	11,250 SF
Construction	CBS construction with Steel truss

## Utilities & Amenities

Exterior Description	CBS Construction
Interior Description	11,250 SF per floor
Power	600/ 3 phase
Sewer	Yes
Water	Yes
Cable	Yes
Telephone	Yes

## Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	1.67 Acres

## Zoning / Land Use Details

Zoning	CS, Creek South
FLU	Downtown

# Additional Photos

851 SE JOHNSON

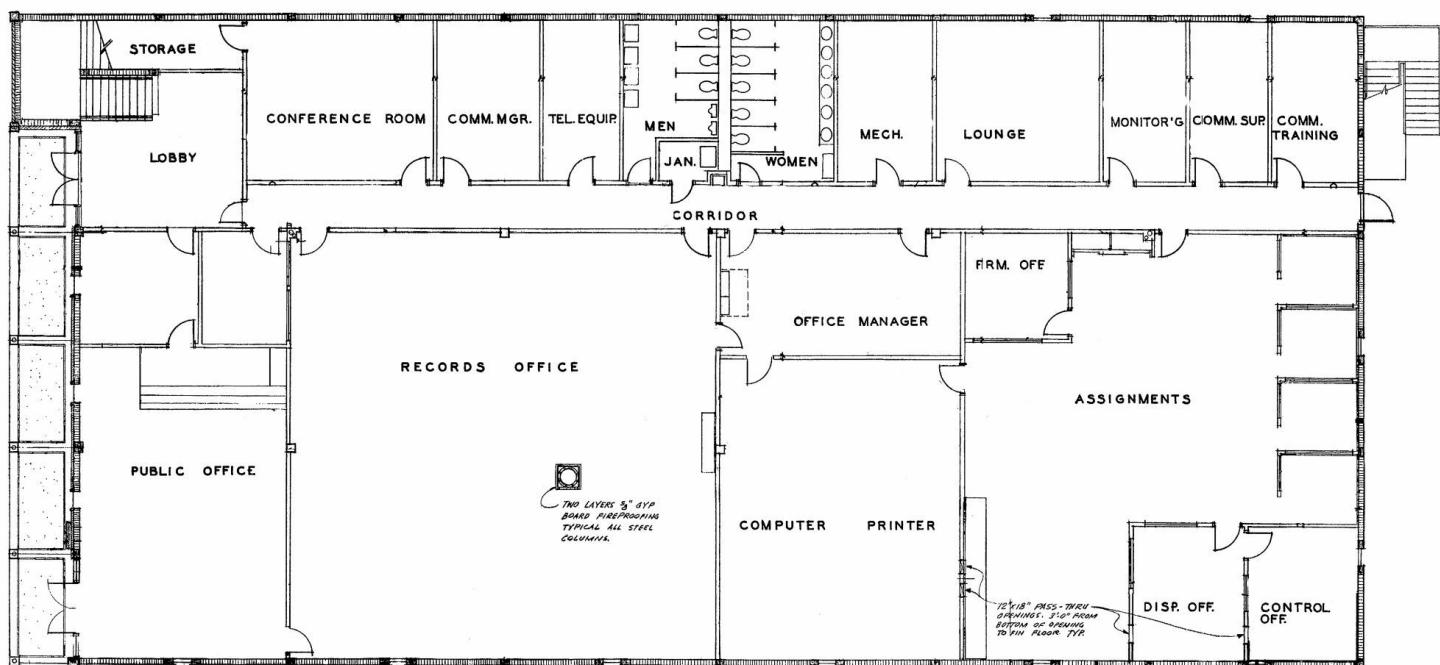
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# First Floor

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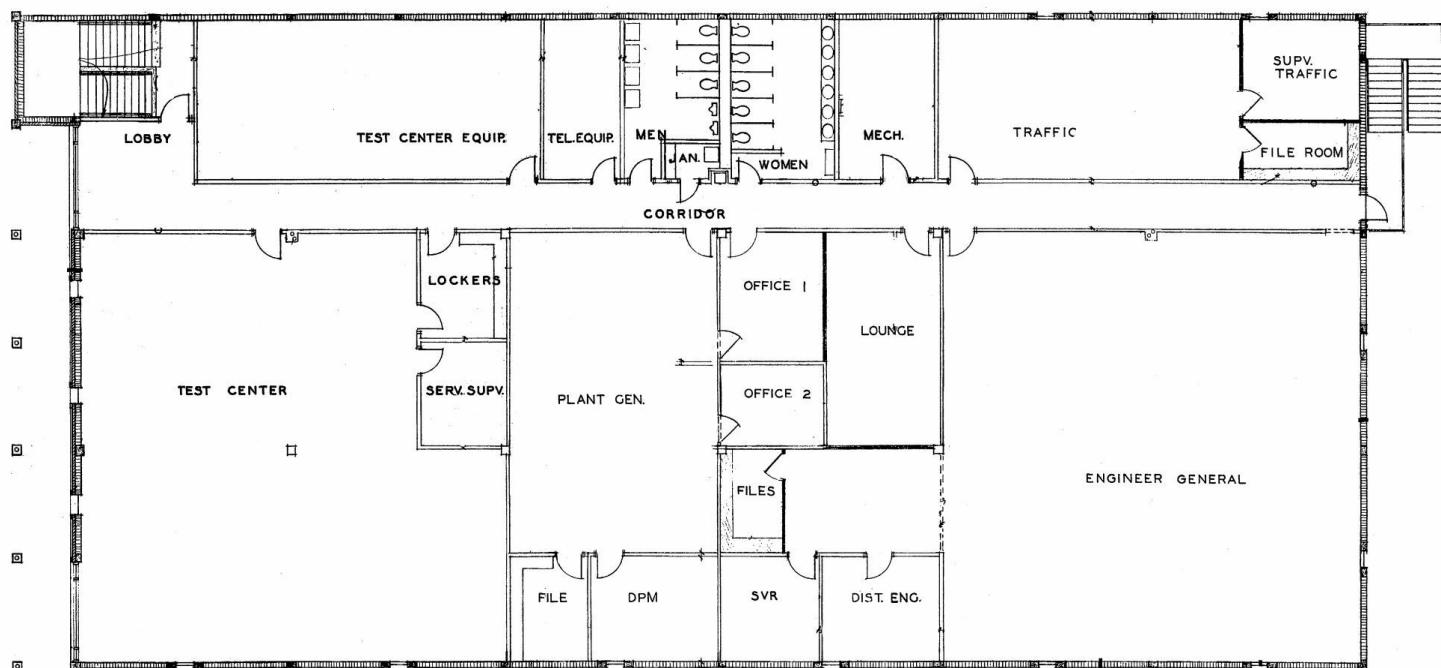
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# Second Floor

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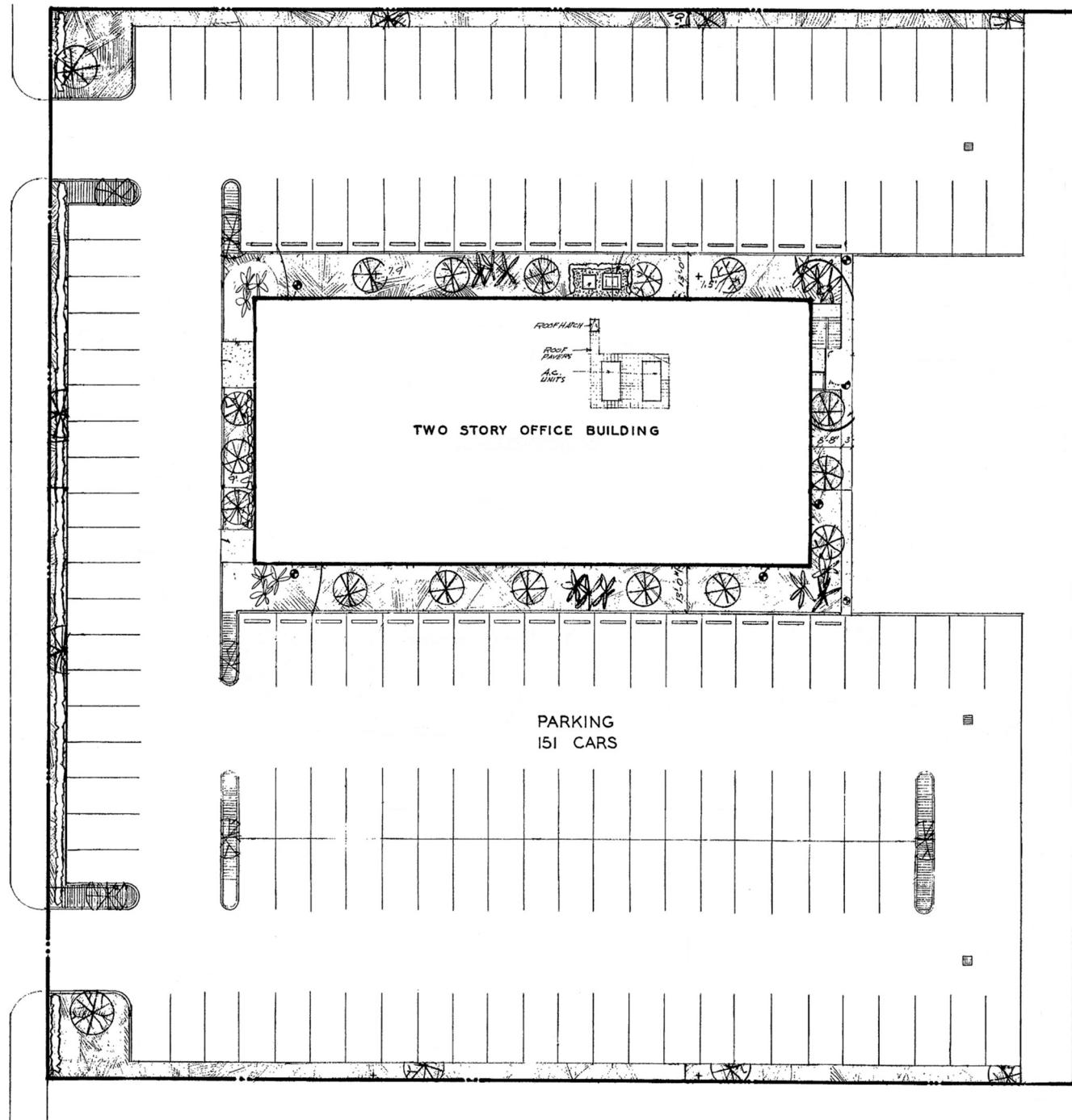
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# Site Plan

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**FIGURE CD-08 PERMITTED USES IN THE CREEK DISTRICT**



15 -

	Standards for Specific Use	Creek North	Creek South	Creek Ind.	Rec.
<b>Residential Uses</b>					
Single-family dwelling unit		✓	✓	-	-
Duplex dwellings units		✓	✓	-	-
Multi-family dwelling units		✓	✓	✓ CU	-
Accessory dwelling units	Sec. 3.04.04 G.04	✓	✓	✓	-
Mixed-use		✓	✓	✓	-
Family day care home in a residence		✓	✓	✓	-
Home occupation	Sec.3.04.03 B.2	✓	✓	✓	-
<b>Transient Residential and Overnight Accommodations</b>					
Hotels or motels		✓	✓	✓	-
Rooming and boarding houses		✓	✓		-
Bed and breakfast inn		✓	✓		-
<b>Institutional Uses</b>					
Adult day care centers		✓	✓	✓	-
Child care centers	Sec. 2.06.04	✓	✓	✓	-
Community centers		✓	✓	-	✓
Governmental buildings		✓	✓	-	-
Libraries		✓	✓	✓	-
Museums		✓	✓	✓	-
Religious institutions		✓	✓	✓	-
Schools—public, private, parochial or technical		-	-	✓	-
<b>Commercial Uses</b>					
Automobile repair service, within an enclosed building	Sec. 2.06.05	-	-	✓	-
Automobile repair service, within an enclosed building along US-1/Federal Highway or SE Florida Street	Sec. 2.06.05	-	✓ CU	✓	-
Art shops or galleries		✓	✓	✓	-
Bakery, retail		✓	✓	✓	-
Banks or financial institutions		✓	✓	✓	-
Barbershops, beauty salons, specialty salons		✓	✓	✓	-
Bars		✓	✓	✓	-
Boat building, sales, service and storage, within an enclosed building		-	-	✓ CU	-
Catering shop		✓	✓	✓	-
Formula business	Sec. 2.06.12	✓ CU	✓	✓	
Clubs, lodges, and fraternal organizations		✓	✓	-	-
Dry cleaning establishment, provided that all cleaning is conducted off-premises		✓	✓	✓	-
Health clubs and health spas		✓	✓	✓	
Kennels		-	-	✓	
Massage therapy establishment		✓	✓	✓	-
Microbreweries and craft distilleries		✓	✓	✓	-

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Office, business, professional, medical, or veterinary		✓	✓	✓	-
Outdoor storage	Sec. 6.10.00	-	-	✓	-
Pharmacies, 2,000 sf or less		✓	✓	-	-
Restaurants, convenience and general, excluding drive-in/through	Sec. 2.06.13	✓	✓	✓	-
Retail sales and service		✓	✓	✓	-
Retail manufacturing, provided such manufacturing is incidental to sales and occupies less than 75% of the total gross floor area		✓	✓	✓	-
Repair services		-	-	✓	
Rooftop dining	Sec. 2.06.19	✓ CU	✓ CU	✓ CU	-
Studios, art, dance, music, or exercise		✓	✓	✓	-
Theater, excluding drive-in theaters		✓	✓	✓	-
Recreational Uses					
Public parks		✓	✓	✓	✓
Utility and Service Uses					
Public facilities and services		✓	✓	✓	✓
Public utility		✓	✓	✓	✓
Telecommunication Uses					
Camouflage telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	Sec. 2.06.11	✓	✓	✓	✓
Agricultural Uses					
Community gardens	Sec. 2.06.08	✓	✓	✓	✓
Urban farms	Sec. 2.06.08	✓	✓	✓	-
Storage, Transportation and Logistics Uses					
Government provided public parking garages and lots		✓	✓	✓	-
Private parking garages and lots		-	✓ CU	✓ CU	-
Passenger train station		✓	✓	✓	

B. *Standards for specific uses.* Certain uses have unique characteristics that require the imposition of development standards in addition to those minimum standards which may pertain to the general group of uses encompassing the use. These standards shall be met in addition to all other standards of this Code, unless specifically exempted.

1. *Home occupations.* Home occupations shall comply with the following standards:

- a. The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to the residential use and shall under no circumstances change the residential character of the dwelling, outbuilding or accessory structures.
- b. The home occupation shall not generate pedestrian or vehicular traffic in greater volume than would normally be expected to the home.

# Area Map

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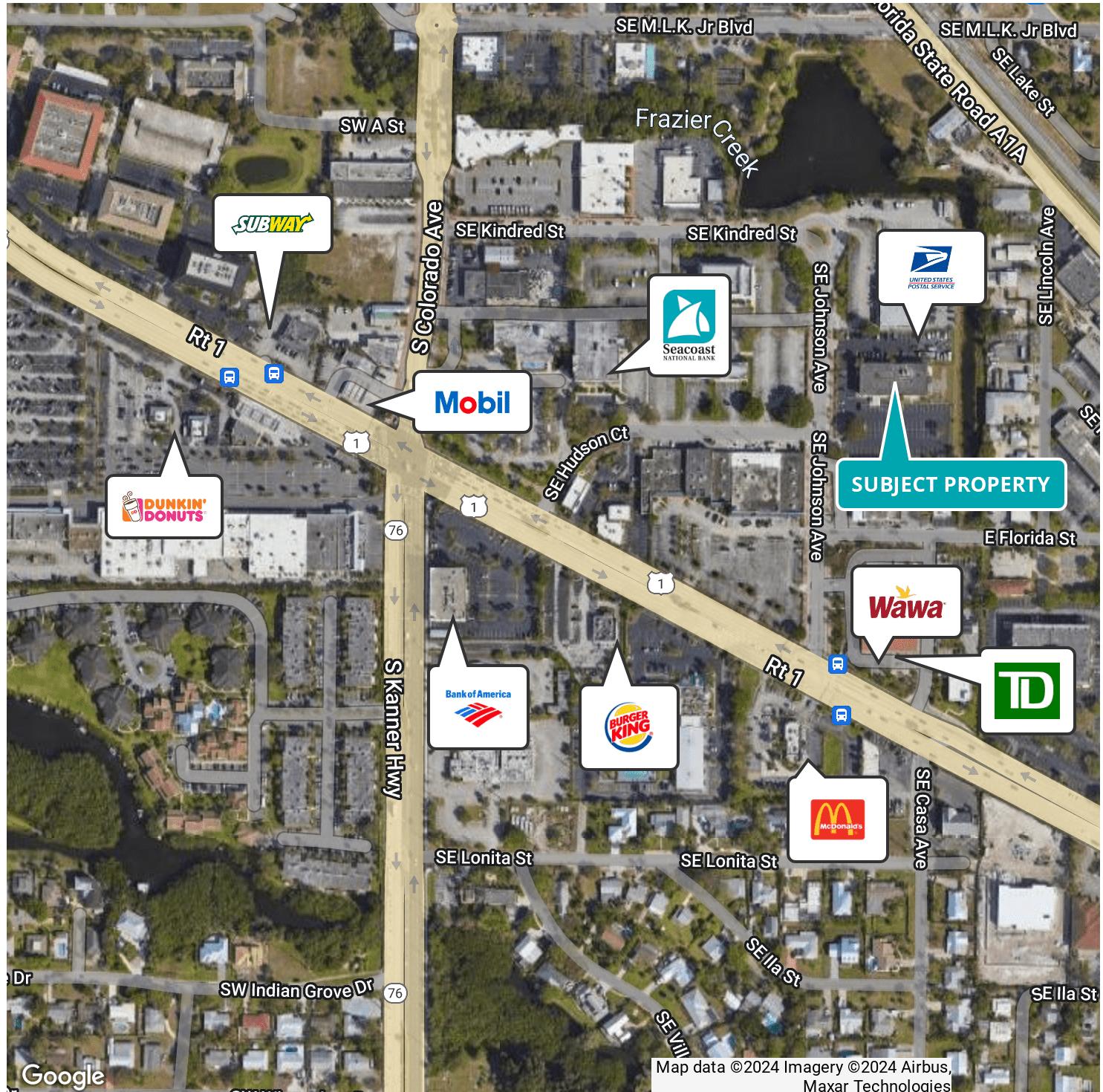
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# Retailer Map

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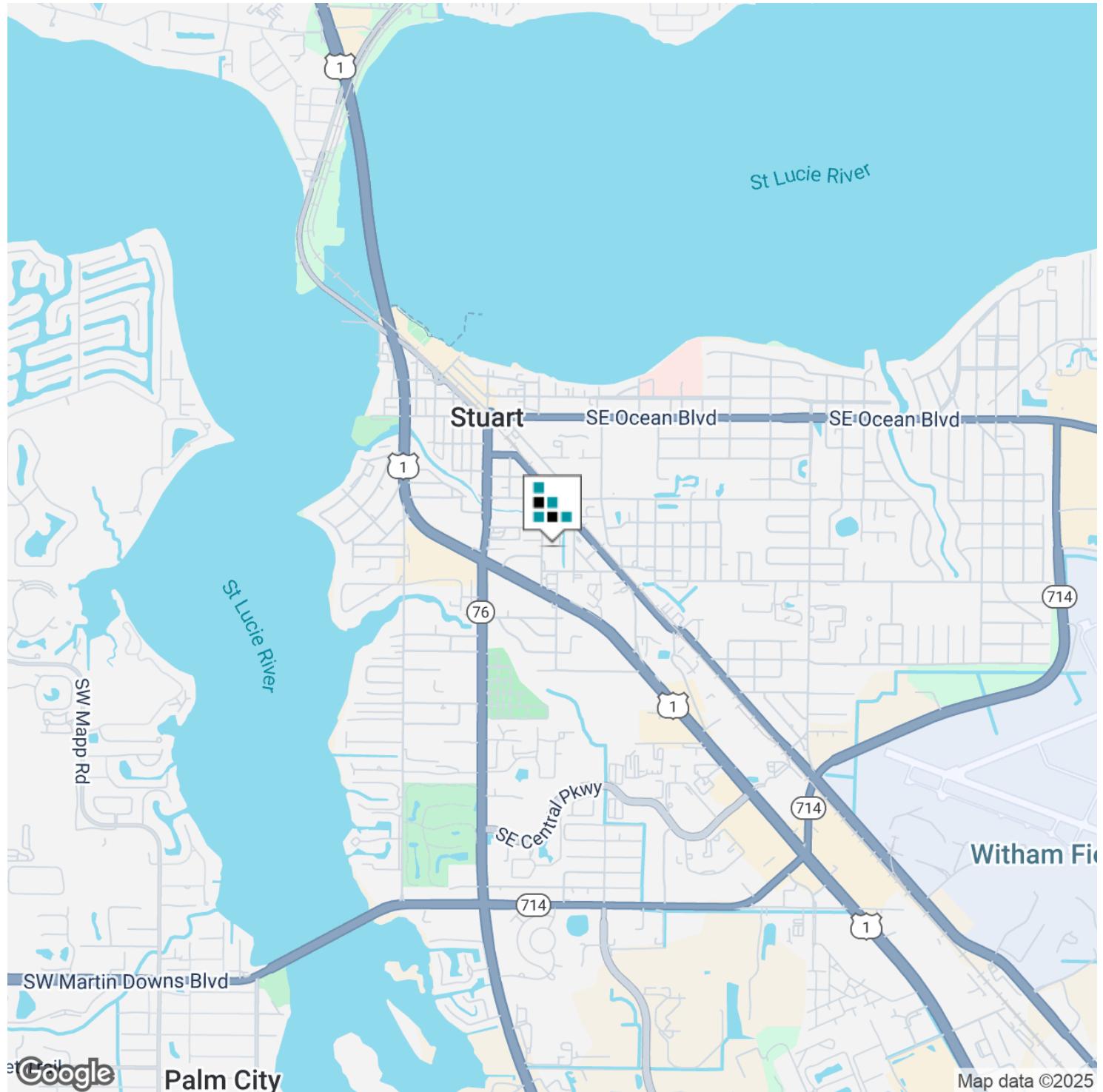
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# Location Map

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# Disclaimer

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