



**FLORIDA
COMMERCIAL**

ENT, L.L.C

COMMERCIAL REALTORS

BRIAN STEPHENS

Exclusive Listing Agent

615.308.4129

brian@florida-commercial.net

FOR SALE

701 SE Tarpon Ave, Stuart, FL



Florida Commercial Enterprises, LLC

309 SE Osceola Street Suite 105, Stuart, FL 34994 tel: 772.223.3646 fax: 772.221.8122

www.florida-commercial.net

This offering is subject to errors, withdraw, or change in price or terms and conditions with out notice

PROPERTY DESCRIPTION

ADDRESS: 701 SE Tarpon Ave. Stuart, FL 34994

BUILDING SIZE: 7,048 Sq. Ft.

LOT SIZE: .20 ± acre

ZONING: GRO/General Residential-Office - City of Stuart

PRICE: \$349,000.00



DESCRIPTION:

Don't miss this investment opportunity to purchase a 7,000 sq.ft. CBS building. The building needs work, but being as it is already divided into dormitory style rooms it has great bones for a multi-family, ALF, subsidized housing, or drug rehab site. The area in which the building is located has tremendous potential - a focal point for re-development. East Stuart, the buildings location, is a natural extension of one of the Treasure Coasts most coveted towns - Stuart, FL. The area is often overlooked but has great promise. The owner is motivated for quick closing, for further details call today!!

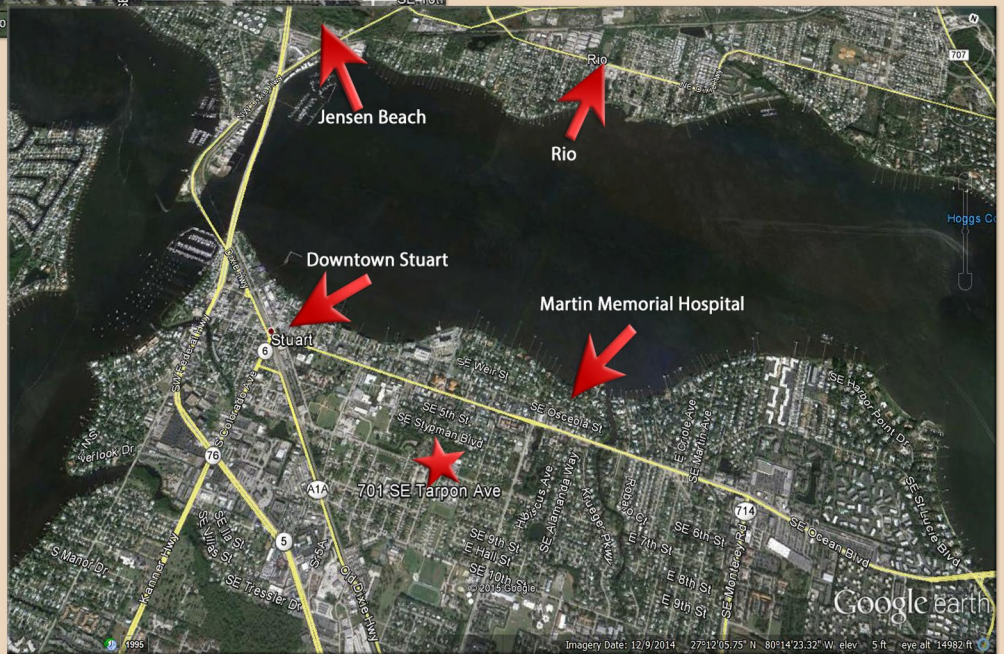
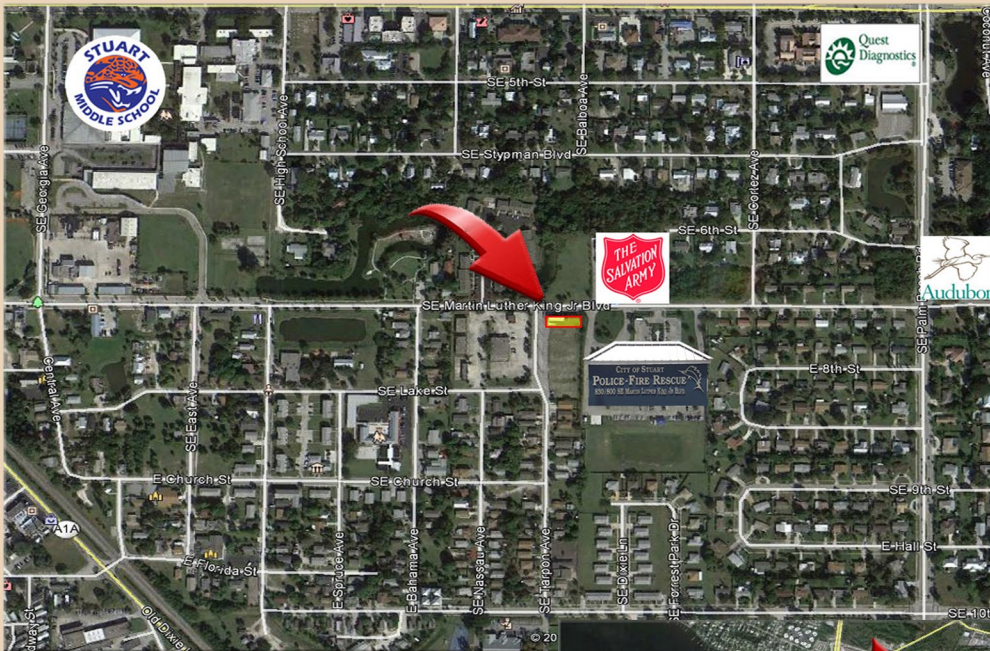
Located on the NE corner of Tarpon Ave & Martin Luther King Blvd in East Stuart, FL



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PROPERTY PHOTOS



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PROPERTY PHOTOS

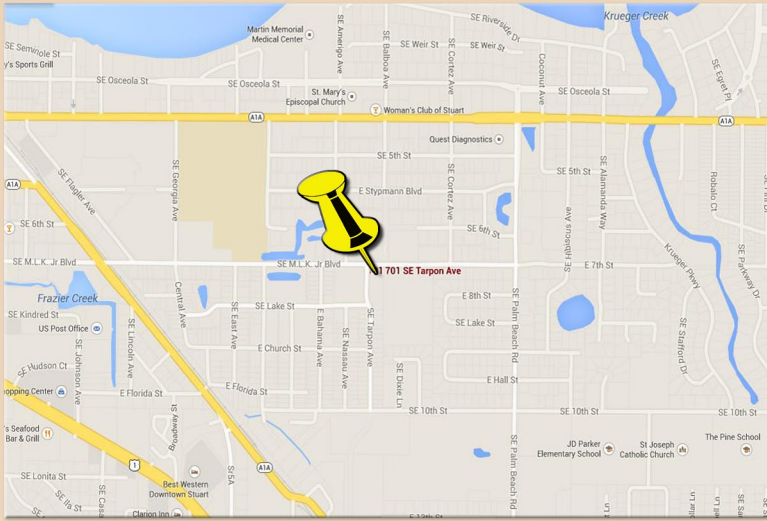




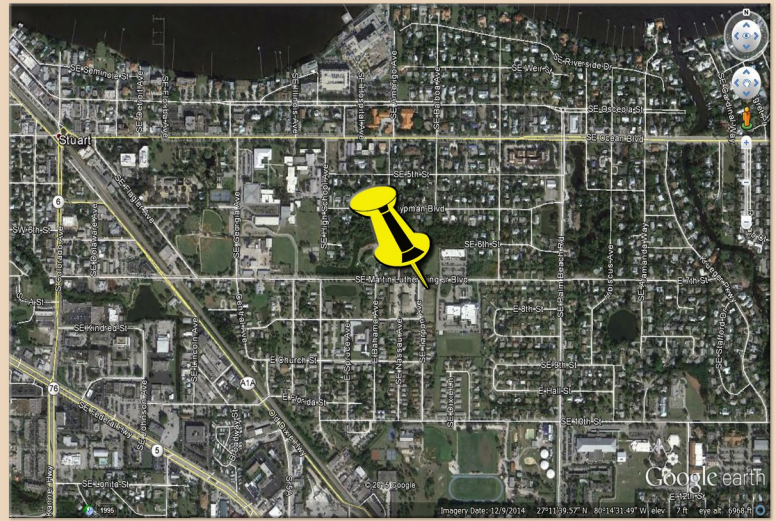
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LOCATION MAP



AERIAL



DEMOGRAPHICS

2013 DEMOGRAPHICS	1 - MILE	3 - MILE	5- MILE
DAYTIME POPULATION	5,914	40,185	70,104
AVERAGE HOUSEHOLD INCOME	\$58,131	\$67,196	\$74,440

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