

835 SE OSCEOLA ST, STUART, FL 34994

MEDICAL / PROFESSIONAL
OFFICE BUILDING



FOR SALE



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

EXECUTIVE SUMMARY

835 SE OSCEOLA ST, STUART, FL 34994 | MEDICAL / PROFESSIONAL OFFICE BUILDING

SPECS

Sale Price: \$1,795,000
Building Size: 5,056 sq. ft.
Land Size: .48 acres
Year Built: 1981
Construction: CBS
Zoning: R-3 City of Stuart
Parking: 17 spaces
Utilities: Water & Sewer - City of Stuart

PROPERTY OVERVIEW

Seller is Offering a \$100,000 Interior Improvement Allowance payable directly to the Buyer at Closing or credited to the Buyer on the Closing Statement!
Rare Opportunity to acquire a Medical/Professional Office Building on Desirable Osceola Street in Stuart, just east of Cleveland Clinic North Hospital and near Downtown Stuart! This Attractive and Well-Maintained Single Story Building features CBS Construction, a Metal Roof, Ample Parking, Beautiful Landscaping, and Monument Signage. Formerly designed and utilized as a Medical Imaging Center, the interior consists of a Large Open Waiting Room with multi-station Reception Desk, Patient/Client Restroom, 2 Nurses/Work Stations, Large Conference Room, 8 Offices/Exam Rooms, 4 Large Treatment Rooms or Oversized Offices, 4 Additional Restrooms, Employee Lounge with Kitchenette, Dressing Rooms, Storage Closets, IT Room, and a Mop Sink Closet. Seller financing likely available for qualified Buyers. Contact listing Broker for more information and private property tour.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 **C:** 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY

FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY

FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL



FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY

FC FLORIDA
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY



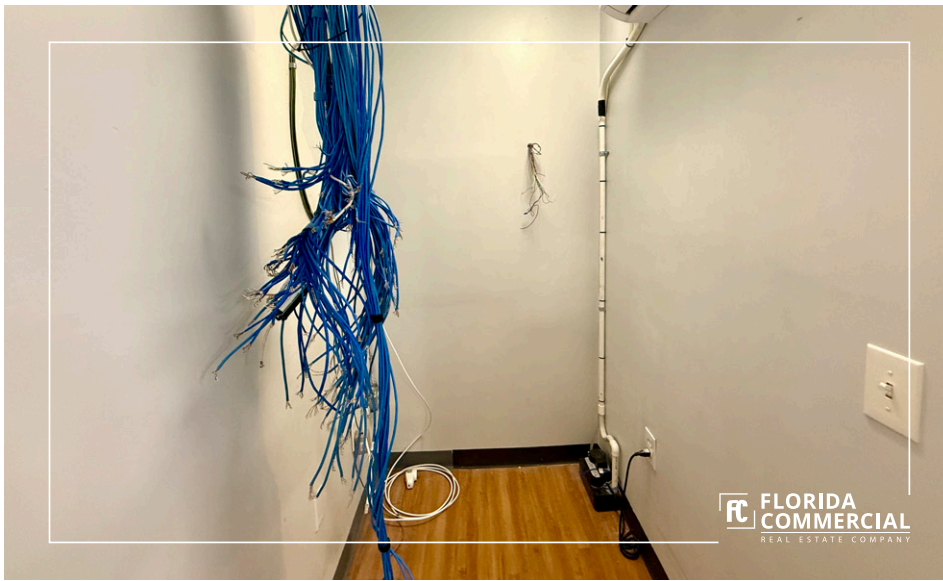
ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



FC **FLORIDA**
COMMERCIAL
REAL ESTATE COMPANY



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.



ALEX AYDELOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

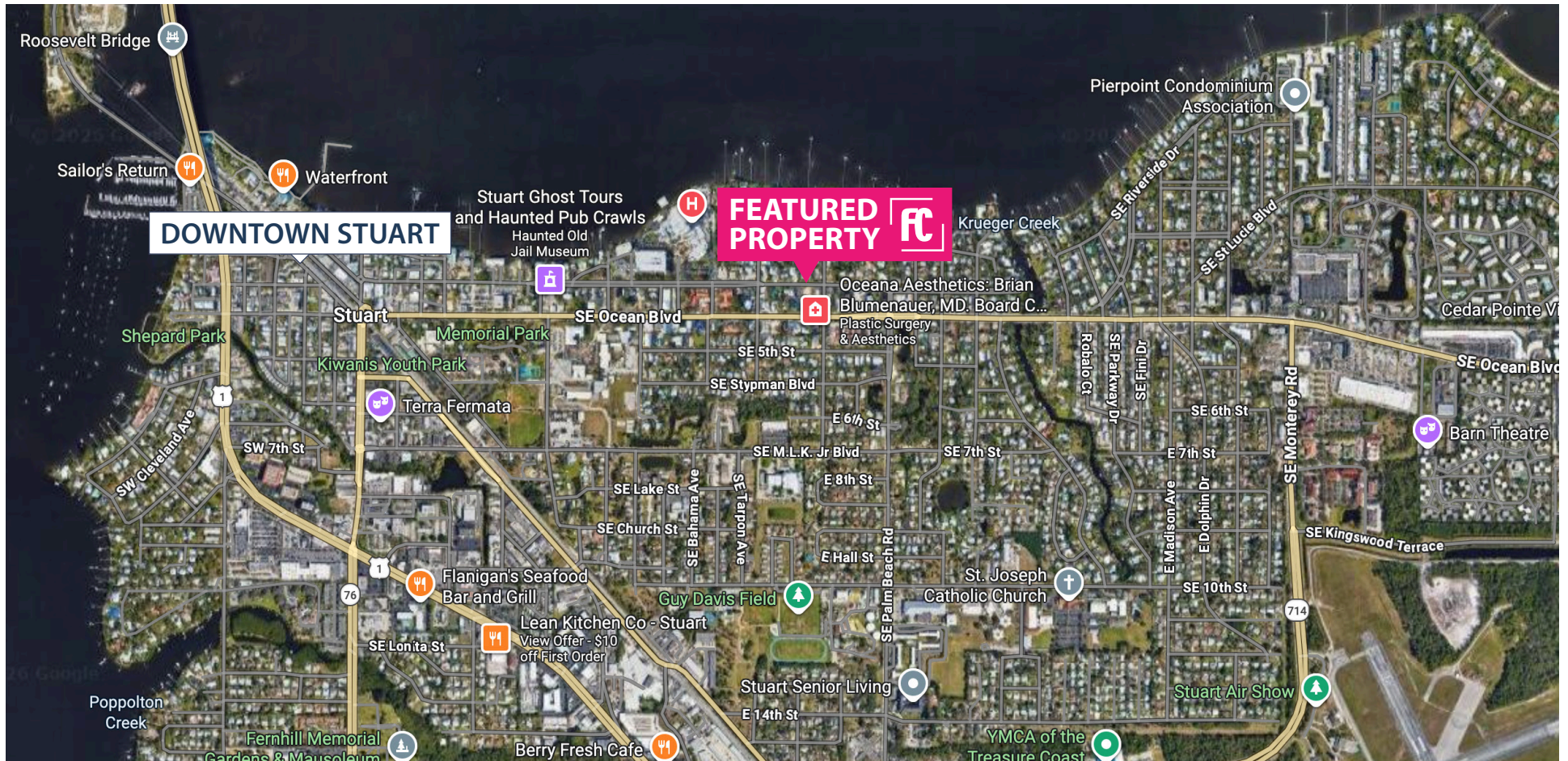
Stuart, FL

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

©Florida Commercial 2021 • This offering is subject to errors, prior to sale/lease, withdrawal, or change in price, terms or conditions without notice.

RETAIL MAP

835 SE OSCEOLA ST, STUART, FL 34994 | MEDICAL / PROFESSIONAL OFFICE BUILDING



ALEX AYDELLOTTE
Broker | Principal
O: 772.223.3646 C: 772.263.1130
E: alex@florida-commercial.net

5,056 SF

Stuart, FL

MAP & REPORT

835 SE OSCEOLA ST, STUART, FL 34994 | MEDICAL / PROFESSIONAL OFFICE BUILDING



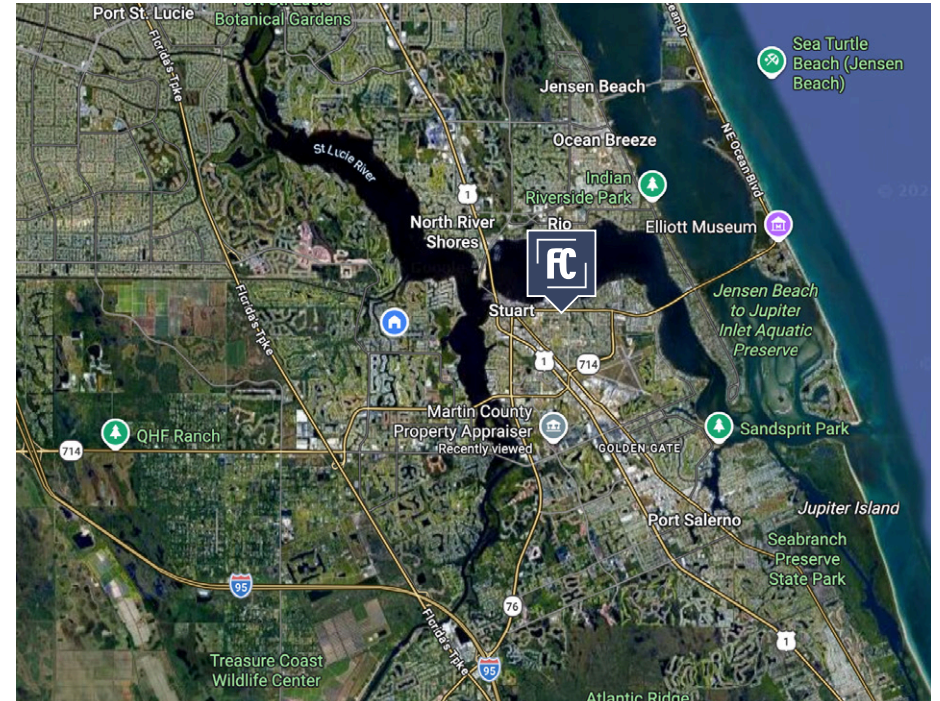
POPULATION

	1 MILE	3 MILES	5 MILES
Population	16.7K	79.4K	135.7K
Median age	51.7	51.4	51.4



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5.4K	27.9K	45K
# of Employees	14.1K	67K	115.8K
Average HH income	\$75.8K	\$82.3K	\$83.5K



ALEX AYDELOTTE
 Broker | Principal
 O: 772.223.3646 C: 772.263.1130
 E: alex@florida-commercial.net

5,056 SF

Stuart, FL