

**3601 SE Ocean Blvd, #200  
Sewall's Point, FL 34996**

**ST. LUCIE BUILDING  
OFFICE CONDO IN  
SEWALL'S POINT**



**FOR SALE**

**FC** **FLORIDA  
COMMERCIAL**  
REAL ESTATE COMPANY



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

**1,472 SF**

**Sewall's Point**

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

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# EXECUTIVE SUMMARY

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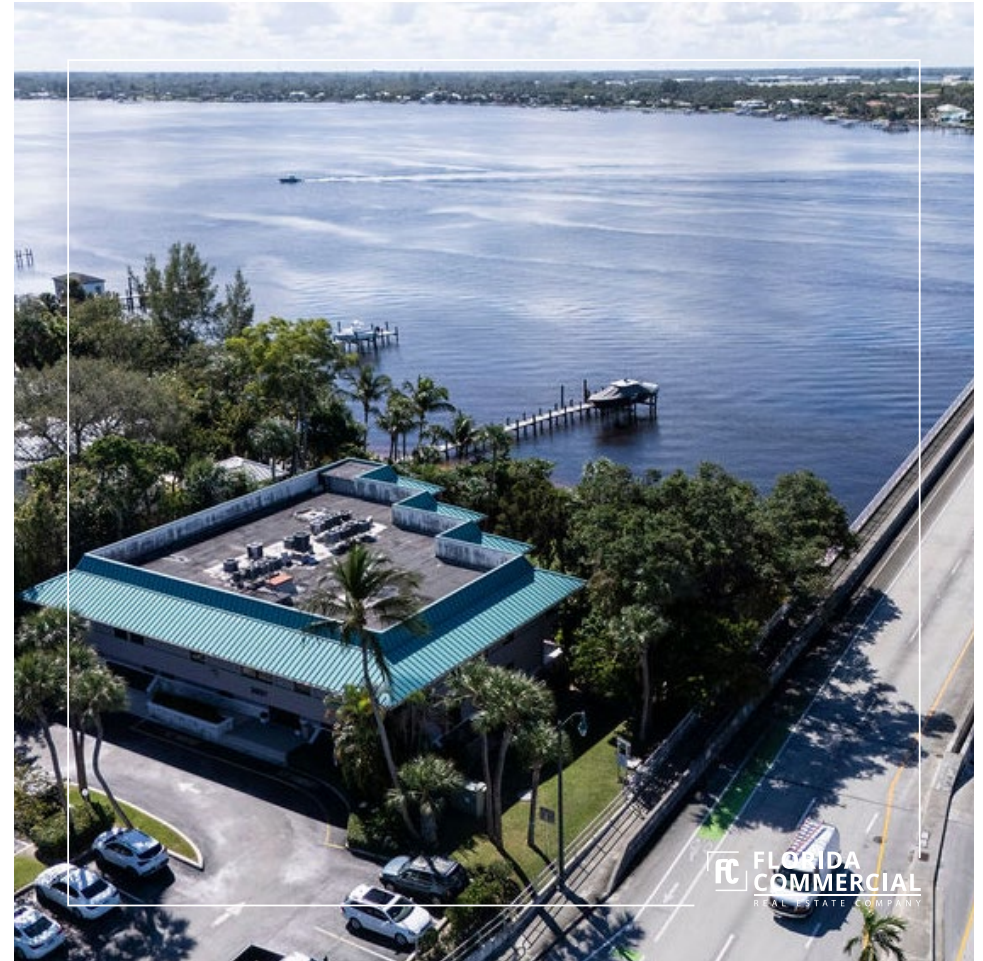
## SPECS

**Unit Size:** 1,472 SF  
**Price:** \$395,000  
**Year Built:** 1981  
**Lot Size:** 1.20 AC  
**Zoning:** B-2 / Sewall's Point

## PROPERTY OVERVIEW

Rare Opportunity to own an Affordable Office in Desirable Sewall's Point, FL! This 1,472 SF 2nd Floor Office Condo is sub-divided into 2 Separate Contiguous Spaces, 1 side that is currently Leased to an Audiologist and the other side vacant. The Audiologist's lease can be terminated at Closing to accommodate a Buyer's space needs or kept in place for Rental Income. The Unit features a total of 6 Private Offices, a Conference Room, Reception Area, Storage, Private Restroom, and Large Open Work Space, providing flexibility for numerous types of Professional Office Users in a Well-Maintained Building with Attractive Lobby, Elevator Access, Covered Parking, and Monument Signage!

Located at the corner of Ocean Boulevard and South River Road at the foot of the Evans Crary (10 cent) Bridge, which connects Stuart to Sewall's Point, and directly across from Benihana Restaurant and Harbor Bay Plaza in an active yet exclusive Commercial corridor. Convenient access to Downtown Stuart, Hutchinson Island & beaches, and Witham Field in Martin County, Florida!

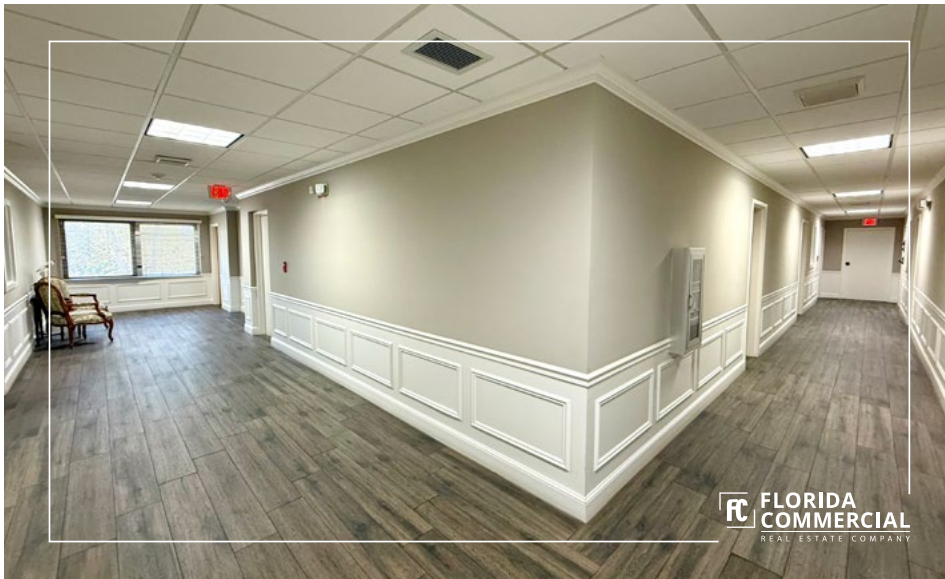
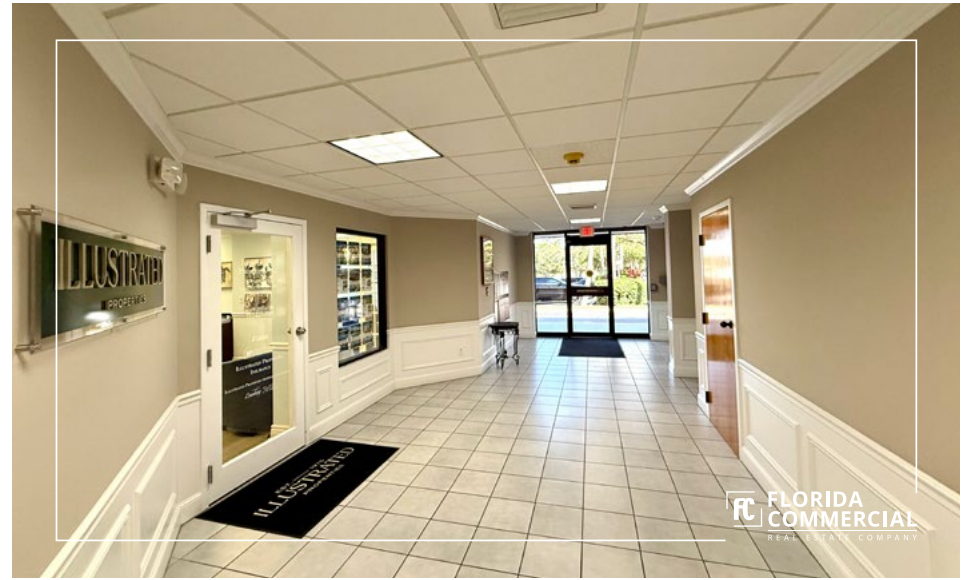


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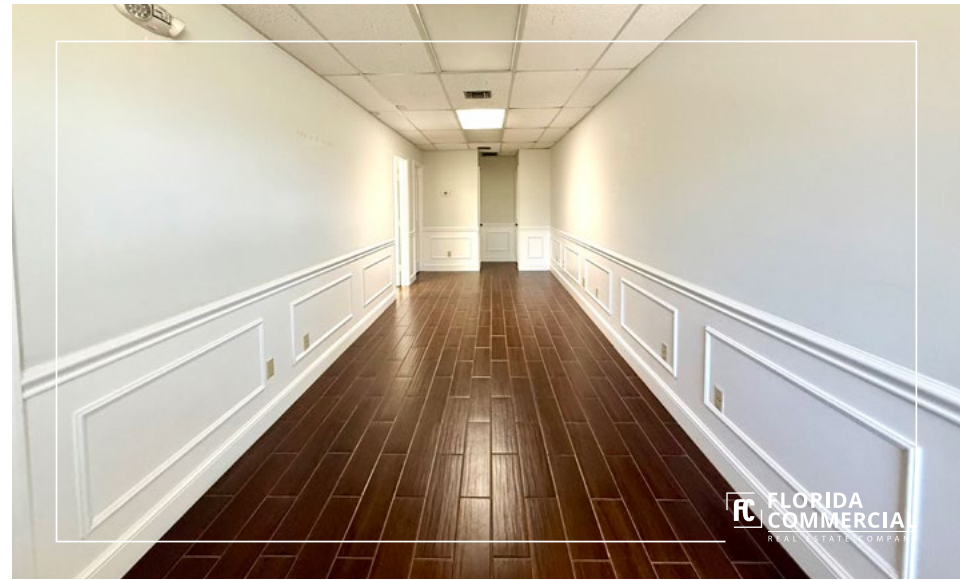
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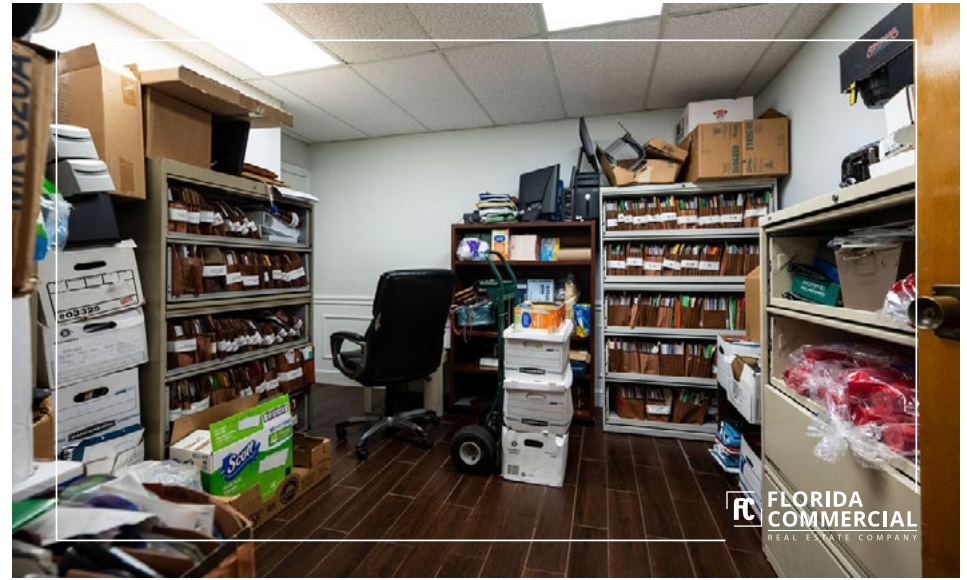
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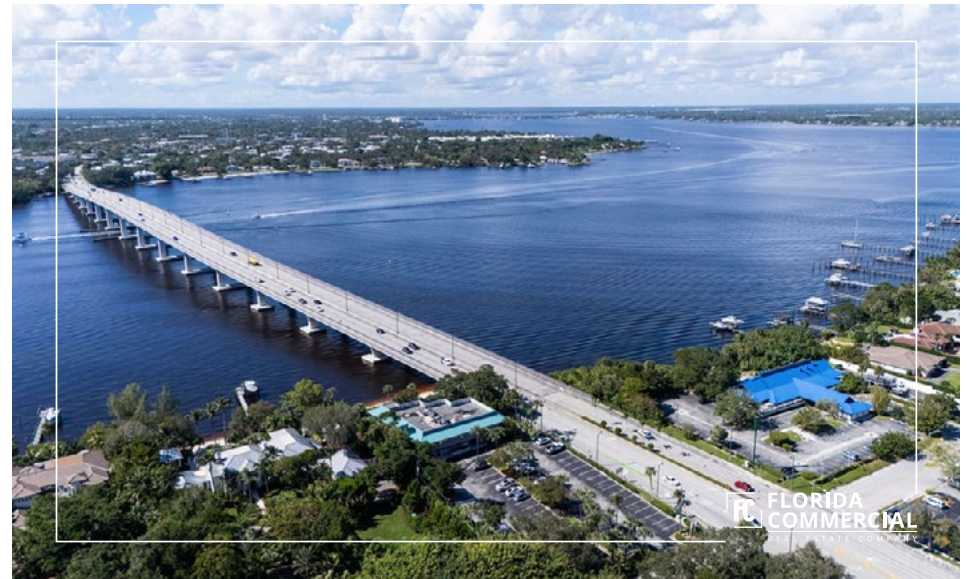
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# RETAIL MAP

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# MAP & REPORT

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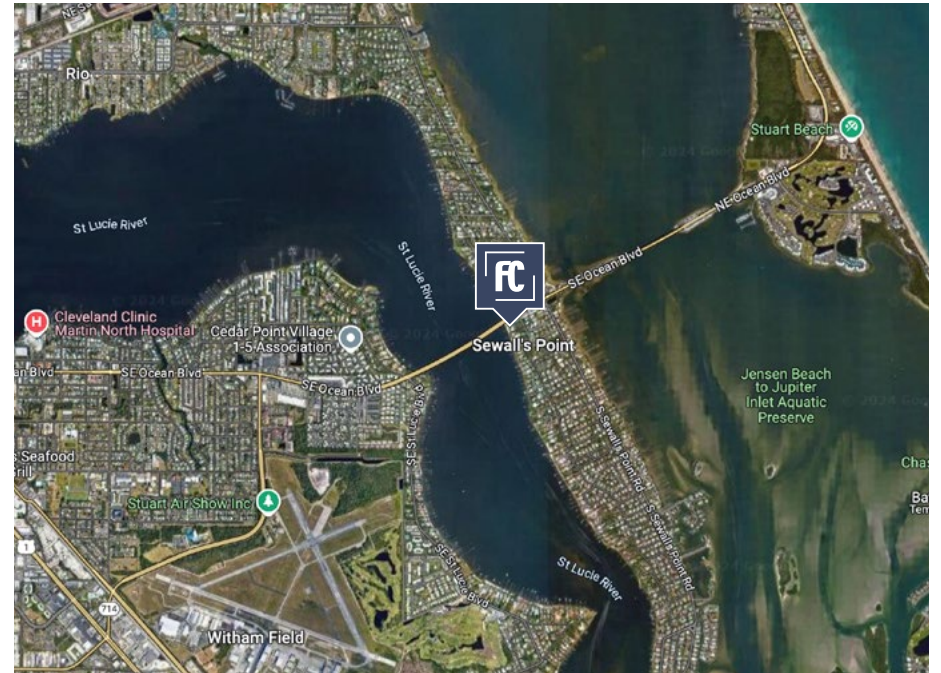
## POPULATION

	1 MILE	3 MILES	5 MILES
Population	3.4K	30.9K	86.3K
Median Age	65.7	55.2	53.9



## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1.7K	14.3K	39.6K
# of Employees	9.7K	38.1K	96.3K
Average HH Income	\$150.3K	\$72.5K	\$71.4K



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