

HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

**4209 SW HIGH MEADOWS AVE
PALM CITY, FL 34990
772 287-4690 - 772 219-8206 FAX**



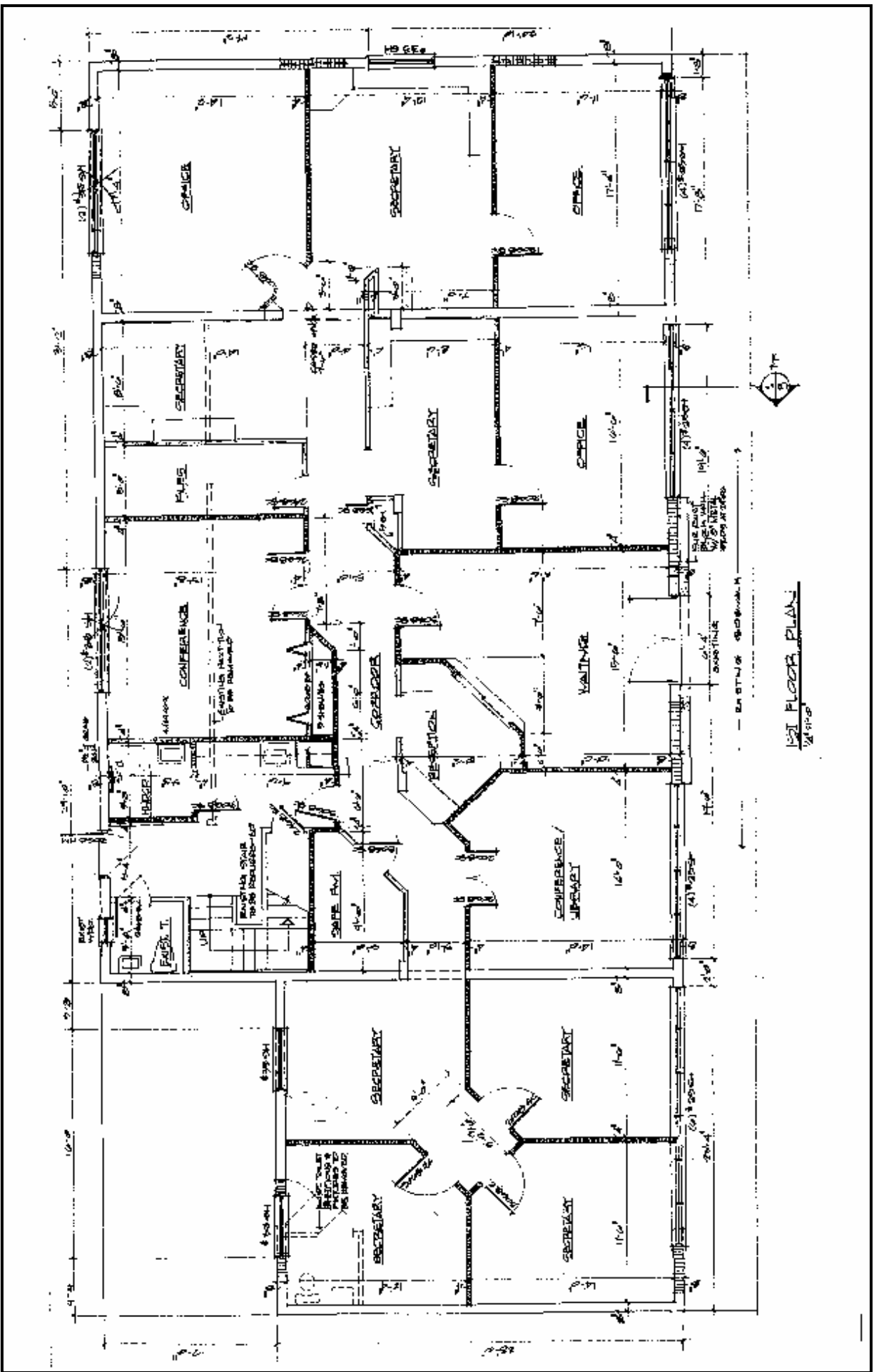
**3,837+/- SQ FT OFFICE BUILDING
DOWNTOWN STUART**

PROPERTY INFORMATION

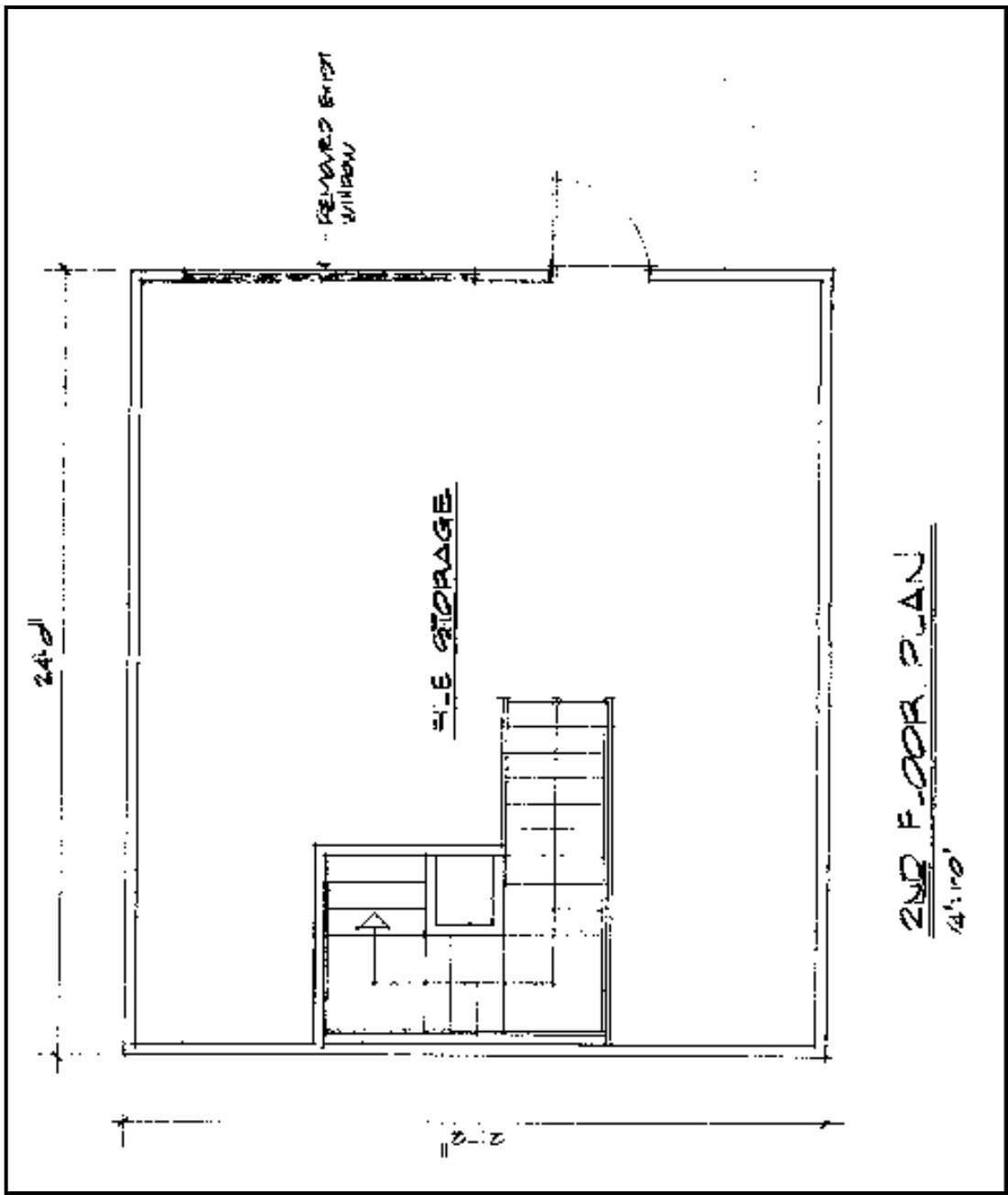
LOCATION:	310 SW Ocean Boulevard Stuart, Florida 34994 1- block East of US Highway #1 4- blocks West of Martin County Courthouse	
SIZE:	13,438 square feet (140' x 96')	
IMPROVEMENT:	3,837 square foot two-story CBS office building with shingle roof (3 years old) built in 1977 and renovated in 1993 which contains the following:	
	Reception Area	2- Conference Rooms
	3- Executive Offices	3- Smaller Offices
	4- Work Stations	Kitchen
	3- Bathrooms	Storage (2 nd floor)
PARKING:	13 Parking Spaces	
ZONING:	B-1, Business District	
LAND USE:	Downtown Redevelopment	
UTILITIES:	City Water & Sewer	
TAXES:	\$10,786.19	
PRICE:	\$575,000.00	
COMMENTS:	Centrally located, well maintained office building only four blocks from the courthouse. Owner will consider financing with favorable terms for a qualified buyer.	

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal or change in price and terms and conditions without notice



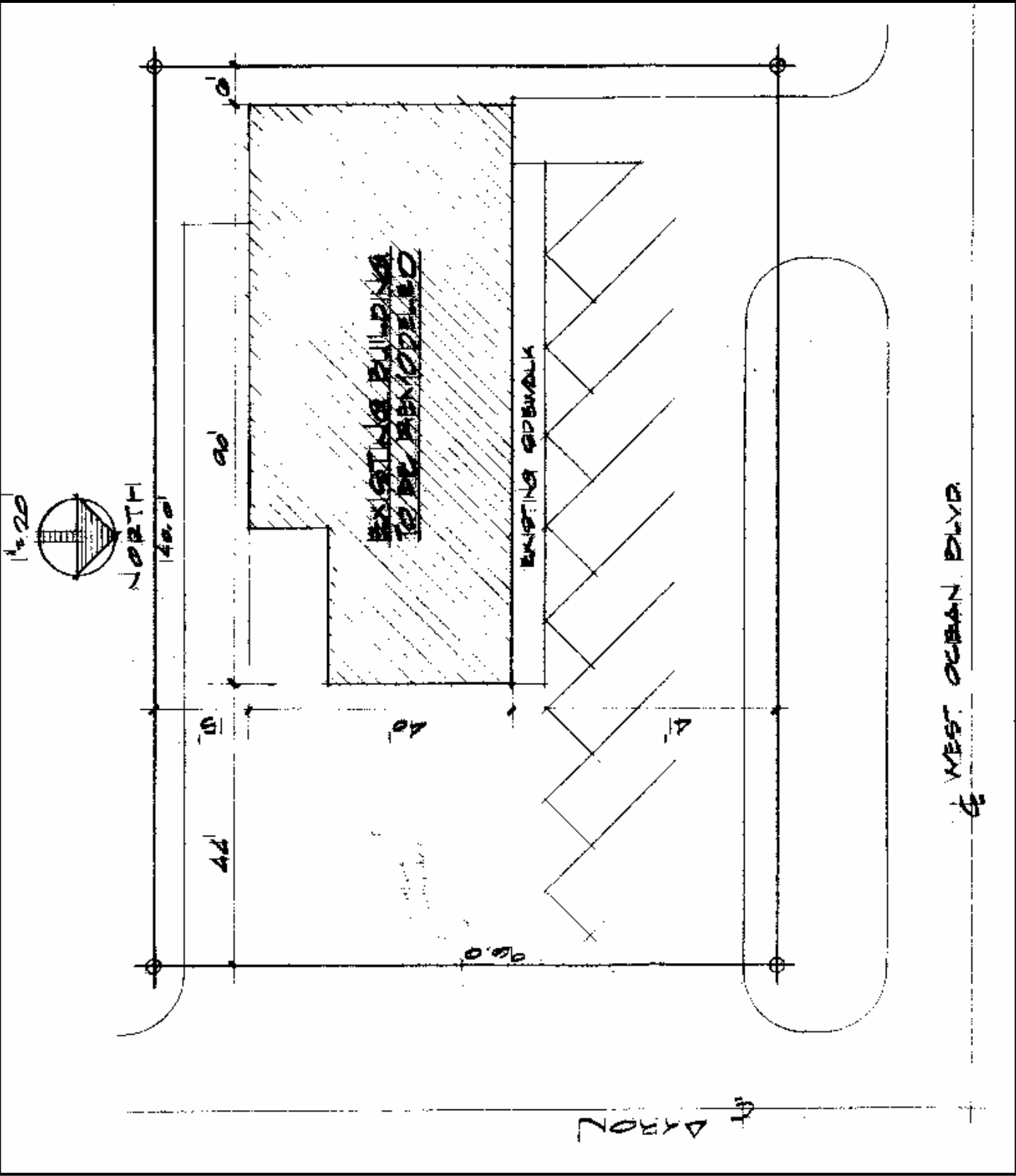


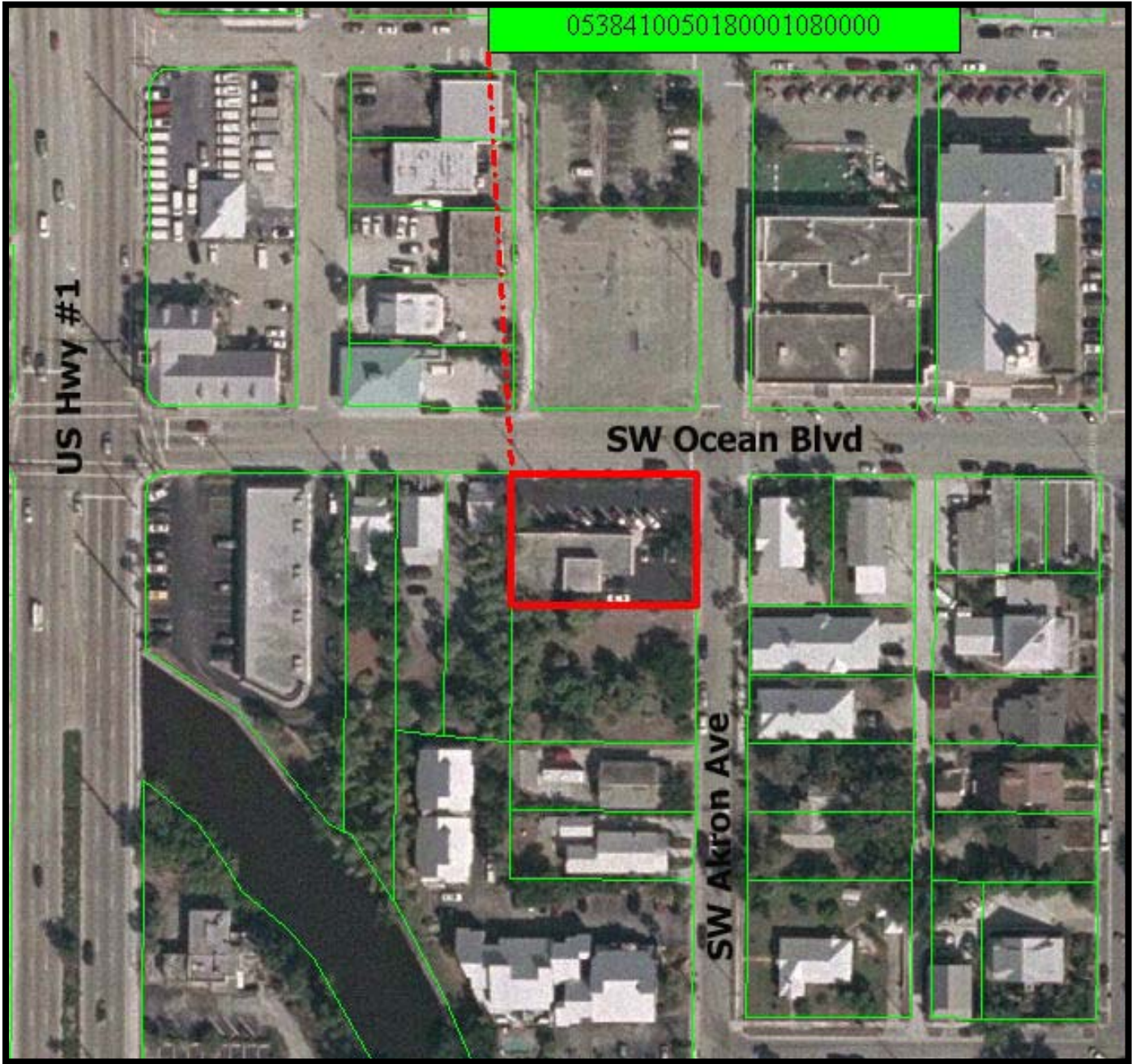
1ST FLOOR PLAN
1/4" = 1'-0"



2ND FLOOR PLAN
14.1.10'

SITE PLAN



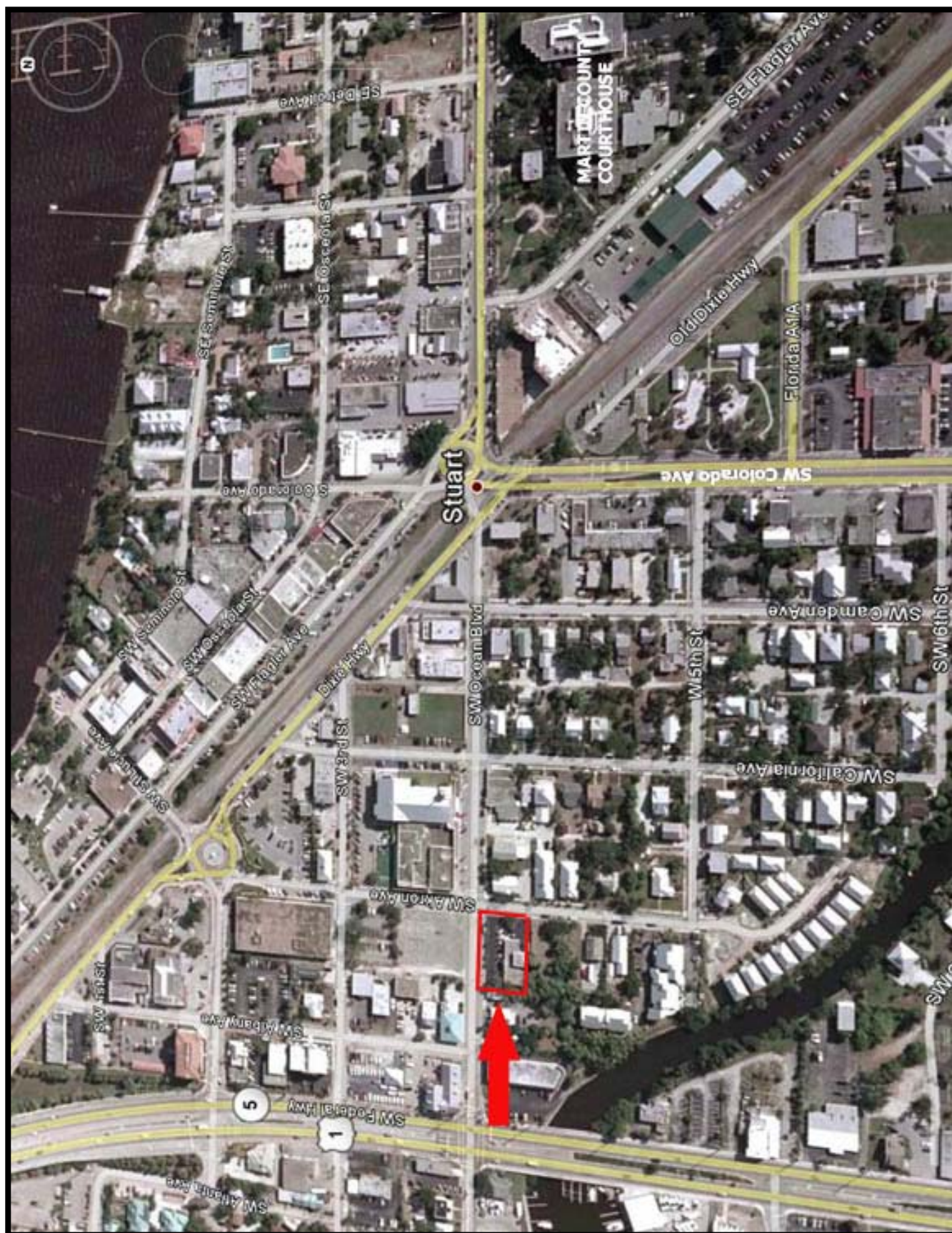


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US HWY #1

SW Ocean Blvd

SW Akron Ave



ZONING

A. *B-1 district.* Within a business B-1 district the following uses may be allowed:

1. All non-residential uses allowed in an R-3 district subject to R-3 district use requirements.
2. Any retail business or retail service establishment, including shops for making articles of an artisanal use to be sold on the premises, provided such manufacturing is incidental to the retail business or service.
3. Business and professional offices.
4. Banks.
5. Theatres, motion picture houses, restaurants, excluding drive-in theatres and drive-in restaurants.
6. Barber and beauty shops.
7. Public buildings.
8. Hotels, motels, and tourist homes.
9. Parking garages and lots.
10. Multi-family residences.
11. Marinas including the sale, display and storage of new and used boats for sale, and the repair and maintenance of boats. It is expressly provided that boat building shall not be an allowable use.
12. Residential units combined with non-residential uses provided all applicable standards for each use are met. Refer to Chapter VI, Development Design and Improvement Standards.
13. Art galleries.
14. Bar, cocktail lounge, pub, beer garden or similar use.
15. Schools-private, parochial, technical, etc.
17. Stealth 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.
18. Stealth telecommunications facilities in excess of 45 feet in height by special exception. Refer to Chapter VI, Development Design and Improvement Standards, section 6.07.12, Standards, and to Chapter XI, Administration and Enforcement, section 11.08.00, Procedure for a special exception.

FUTURE LAND USE

Policy A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

A. *Low Density Residential:* One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, churches, day care centers and schools are allowed.

B. *Multi-Family Residential:* One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, churches, day care centers and schools are allowed.

C. *Commercial:* Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multifamily Residential is allowed. Mixed-use projects are allowed.

D. *Office/Residential:* This mixed-use category allows offices and living residential quarters in the same building or in adjacent buildings. Zoning controls the compatibility of these buildings with adjacent land uses. Commercial uses are allowed.

E. *Industrial:* Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair and construction that are not suitable for either residential or commercial districts.

F. *Public:* Public facilities and uses such as schools, government offices, recreation, cellular telephone towers, utilities and historic structures with public or private uses therein. Additionally, uses which are determined to contribute to the overall community welfare such as vending or entertainment uses directly in support of the primary public use associated with a park, plaza, or community center, or City sponsored/approved community festival, fair, concert, parade, exhibition, farmers or craft market, or similar events are allowed. "Public" uses shall include those uses that are permitted in the "Recreation" and "Conservation" land use categories.

G. *Institutional:* Private facilities that fulfill a public or quasi-public purpose or that are similar in nature or function to public facilities. These include schools, nursing homes, hospitals, churches, cemeteries, utilities, transmission towers, clubs, day care centers, and adult congregate living facilities.

H. *Recreation:* Lands and facilities for public recreational uses that are both "active" and "passive" in nature. These include neighborhood and community parks, golf courses, and spectator sport facilities, and open space areas. Additionally, vending or entertainment uses directly in support of the primary recreational use are allowed. Cellular telephone towers are allowed. "Recreation" uses shall include those uses that are permitted in the "Conservation" land use category.

I. *Downtown Redevelopment:* Includes the land area within the Stuart Community Redevelopment Agency. General uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, civic uses, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and nonresidential uses shall be required within this designation as a whole.