



**HARTMAN REAL ESTATE**  
COMMERCIAL • INDUSTRIAL • ACREAGE

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

***6,502+/- SQ FT FREESTANDING BUILDING***



***PALM BEACH ROAD  
STUART, FL***

## PROPERTY INFORMATION

<b>LOCATION:</b>	500 Palm Beach Road Stuart, Florida 34994 1 block South of SE Ocean Boulevard
<b>LOT SIZE:</b>	.795 Acre (34,612 Square Feet)
<b>FRONTAGE:</b>	200+/- feet on Palm Beach Road 150+/- feet on E. 5 <sup>th</sup> Street 175+/- feet on SE Stypmann Boulevard
<b>IMPROVEMENT:</b>	6,502+/- square foot CBS building constructed in 1958
<b>PARKING:</b>	45 total spaces- paved parking on south side of building and limited parking on the north side.
<b>ZONING:</b>	R-2 District (Residential/Duplex)
<b>LAND USE:</b>	Private Institution
<b>UTILITIES:</b>	City Water & Septic System
<b>TAXES:</b>	Church – Tax Exempt
<b>ASSESSMENT:</b>	\$518,030.00 (2009)
<b>PRICE:</b>	\$550,000.00
<b>COMMENTS:</b>	Property is currently being used as a church. Because of it's excellent location, less than one mile from Martin Memorial Hospital and the Martin County Courthouse, the best use may be for a professional office, day care center, non-profit organization or the current use, as a church. Great visibility and parking.

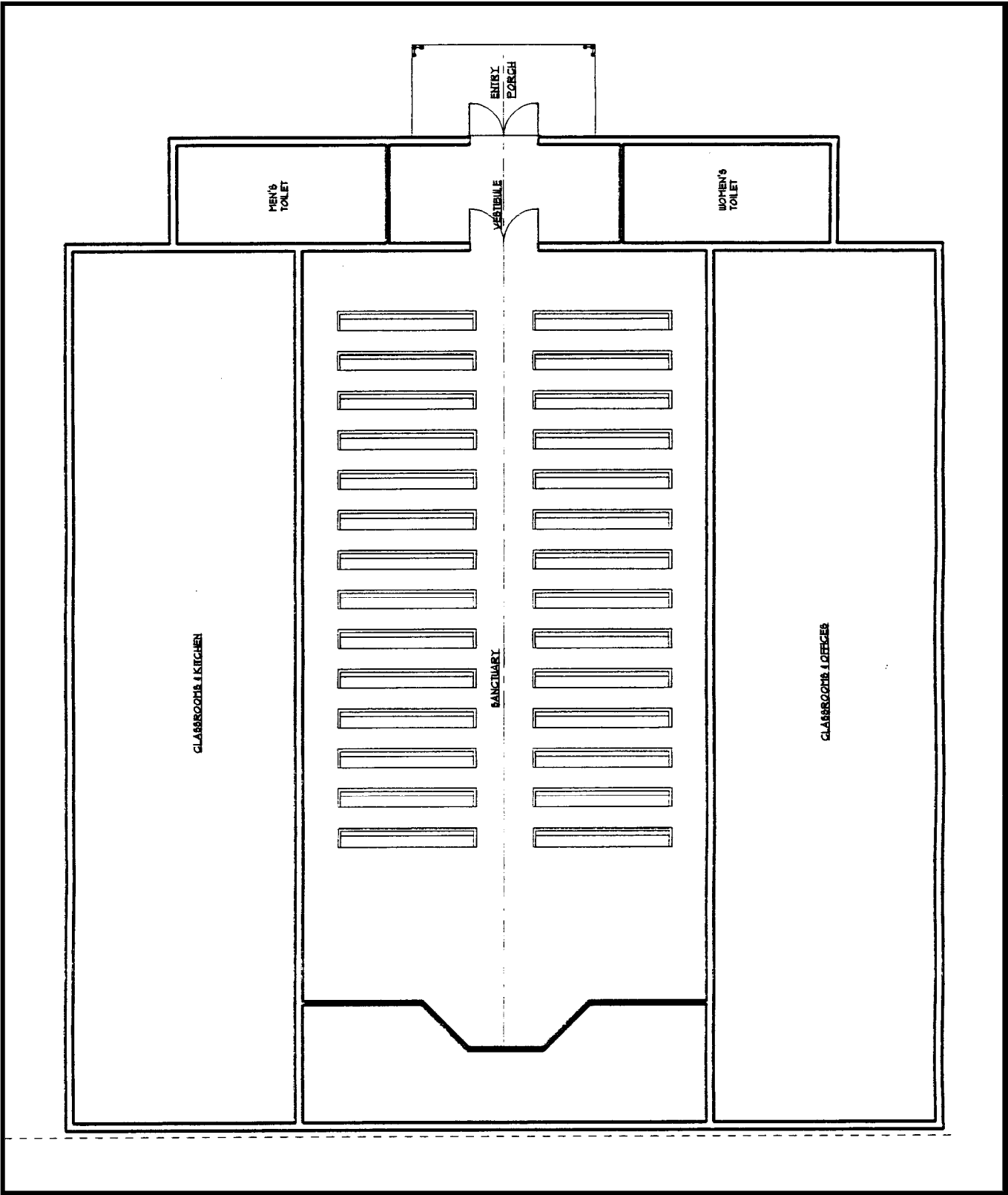
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# FLOOR PLAN





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## **CITY OF STUART ZONING**

- C. *R-2 district*. Within a residential R-2 district the following uses may be allowed:
1. All residential uses allowed in an R-1 district.
  2. All non-residential uses allowed in an R-1 district subject to R-1 district use requirements.
  3. Duplex.
  4. Libraries, community centers, any governmental buildings.
  5. Churches of less than five acres by special exception.  
(Ord. No. 1693-99, 10-25-99)
  6. Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 7.01.01, General standards and requirements.



# CITY OF STUART

## 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.