

# FOR SALE

607 - 615 SW St. Lucie Crescent

Stuart, FL 34994

## Office Building Complex



**\*\* PRICE REDUCTION \*\***

### PROPERTY OVERVIEW

Two CBS constructed buildings comprising 11 executive suites in each 3,100+/- sf building. The new leasing and management team in 2018 oversaw the many cosmetic improvements that face-lifted these buildings creating renewed interest that soared occupancy to nearly 100%. Upon request is the occupancy, income and expenses details.

### LOCATION OVERVIEW

Riverview Executive Suites is a charming old Florida Style Office Complex nestled in a quaint residential neighborhood of beautiful historic Stuart, Florida. This property is exceptionally located, just west of US Highway 1 and south of the Roosevelt Bridge. The property benefits from a quiet, serene setting surrounded by lush landscaping and the captivating beauty and breezes of the Saint Lucie River that's just steps away. A perfect environment for the professional that desires an AFH (Away From Home) office. The site is also within walking distance to Historic Downtown Stuart, home to numerous shops, restaurants, antique shops, art galleries and boutiques, and minutes from the Martin County Courthouse, Martin Memorial Hospital and Interstate 95.

### OFFERING SUMMARY

Building Size:	6,240 SF
Land Size:	0.63 Acres
Zoning:	R-3 (Multi-Family/Office) - City of Stuart

<b>SALE PRICE</b>	<b>\$995,000</b>
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Realty & Development

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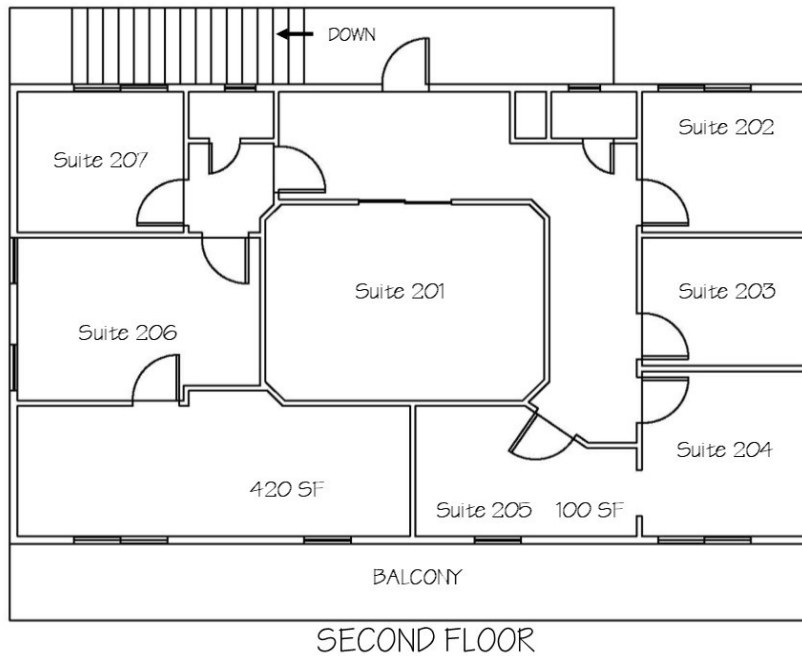
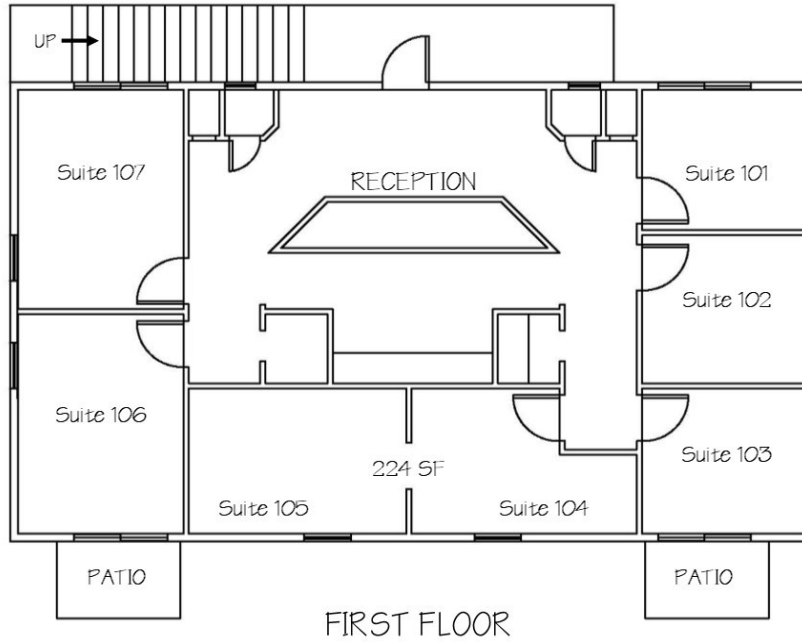
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## 607 ST. LUCIE CRESCENT

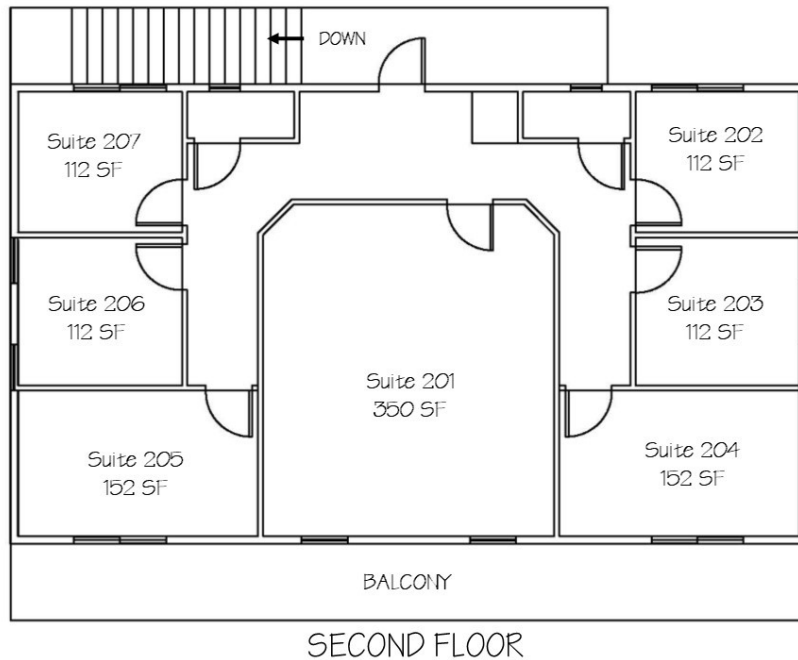
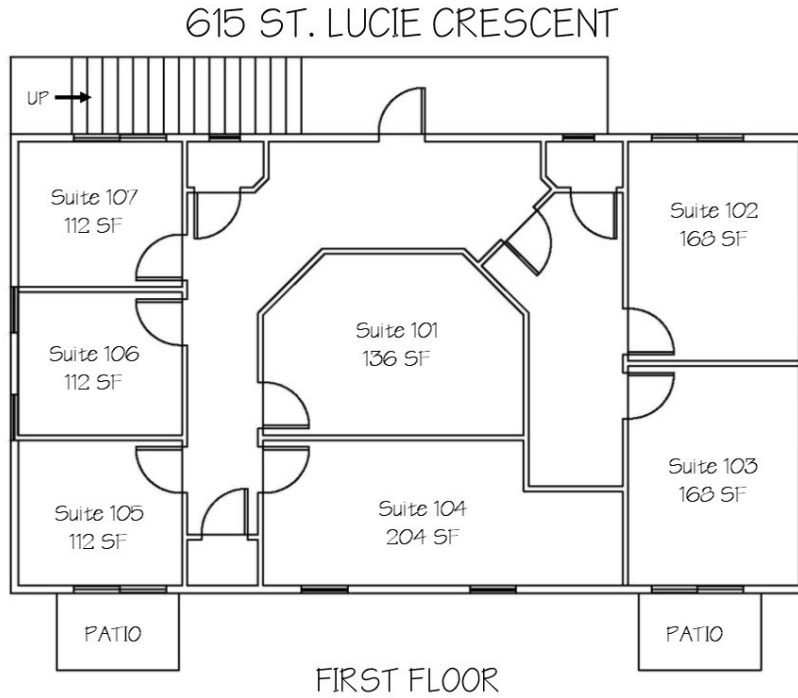


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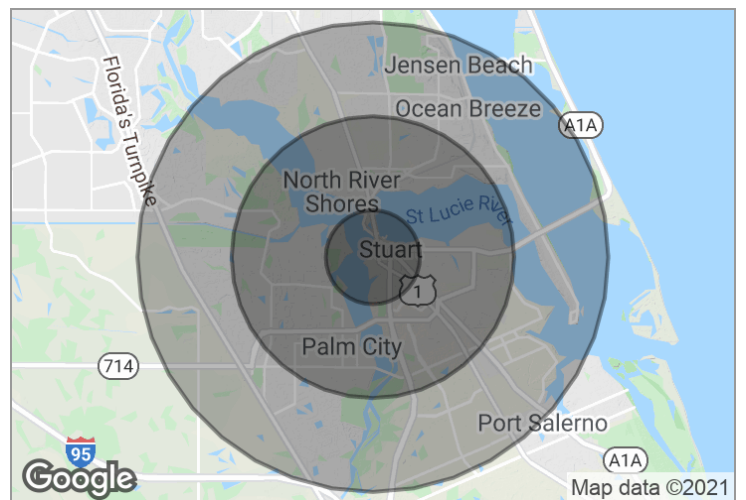
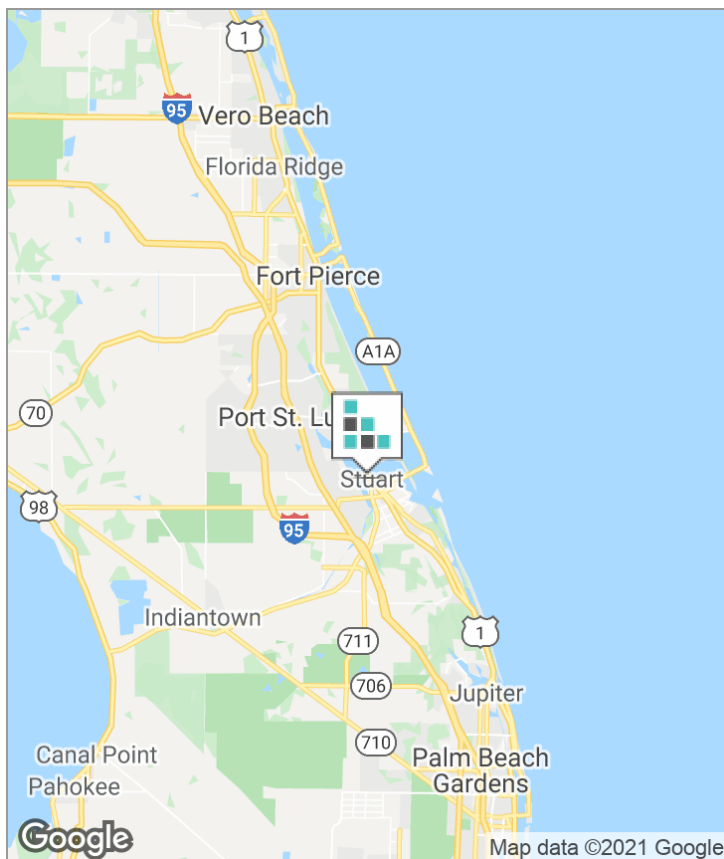
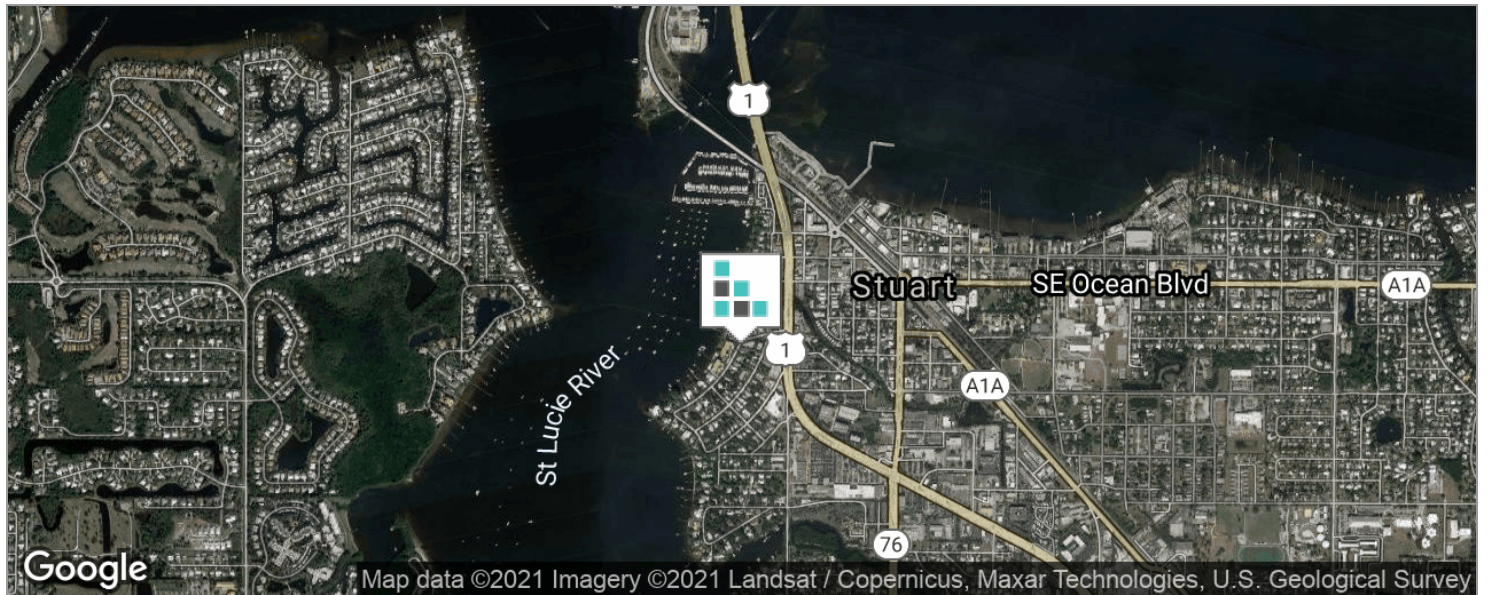


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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,301	45,154	96,643
Total Households	2,434	19,814	40,747
Average HH Income	\$65,696	\$70,174	\$77,745
Average Age	51.0	48.4	47.6

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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