



KD COMMERCIAL
REAL ESTATE

Office/Retail
Building

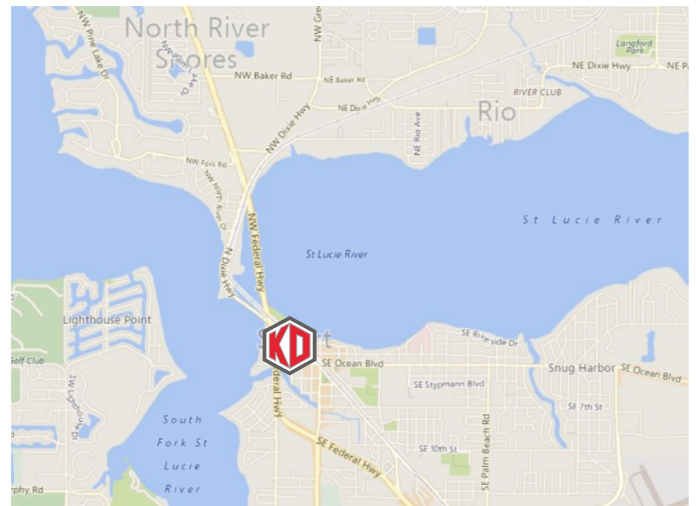
For Sale



For Sale: \$1,300,000

Downtown Stuart Office Building 73 SW Flagler Avenue Stuart, Florida

- 4,500 Square Feet
- Freestanding building in the heart of Downtown Stuart's commercial and waterfront district
- Hurricane impact glass throughout
- Building can be utilized for office, restaurant or retail use
- Located one block from the Intracoastal



For more information, contact:

David W. Knott
Principal & Managing Partner
561.662.5758
dknott@kdcre.com

Ryan R. Dinsdale, CCIM
Principal & Managing Partner
561.504.6169
rdinsdale@kdcre.com

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1416 Okeechobee Road
West Palm Beach, FL 33401
Office: 561.408.8100
KDCommercialRealEstate.com



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Freestanding Office Building For Sale

Description:

Constructed in 1913, this two-story, freestanding CBS building is comprised of \pm 4,500 square feet, situated on 0.08 acres (3,375 SF). The property also benefits from a beautifully landscaped 144 SF courtyard on the south side of the property that could be used for outdoor restaurant seating. The building has been well maintained and is in good overall condition. All windows have been replaced with hurricane impact glass.

Location:

The property is highly visible, located on the corner of SW Flagler Ave and SW St Lucie Ave, at a main entrance to the Downtown Stuart shopping and dining district. There are numerous businesses, restaurants and retail stores in the immediate area.

Zoning:

(UC) Urban Center, City of Stuart

Use:

The property is currently being utilized as an office building, but may be used for a wide variety of office, retail and restaurant uses.

Parking:

Numerous free on-street spaces surrounding the property, with multiple municipal parking lots in the immediate area.

Parcel Control #:

05-38-41-004-000-00221-2

Real Estate Taxes (2017):

\$15,717

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