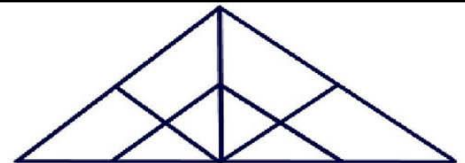


FOR SALE
9,231 SQUARE FOOT
COMMUNITY SHOPPING
CENTER + ADJACENT LAND



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW Corporate Pkwy, Suite 202
Palm City, FL 34990
772 287-4690 – 772 287-9643 (Fax)

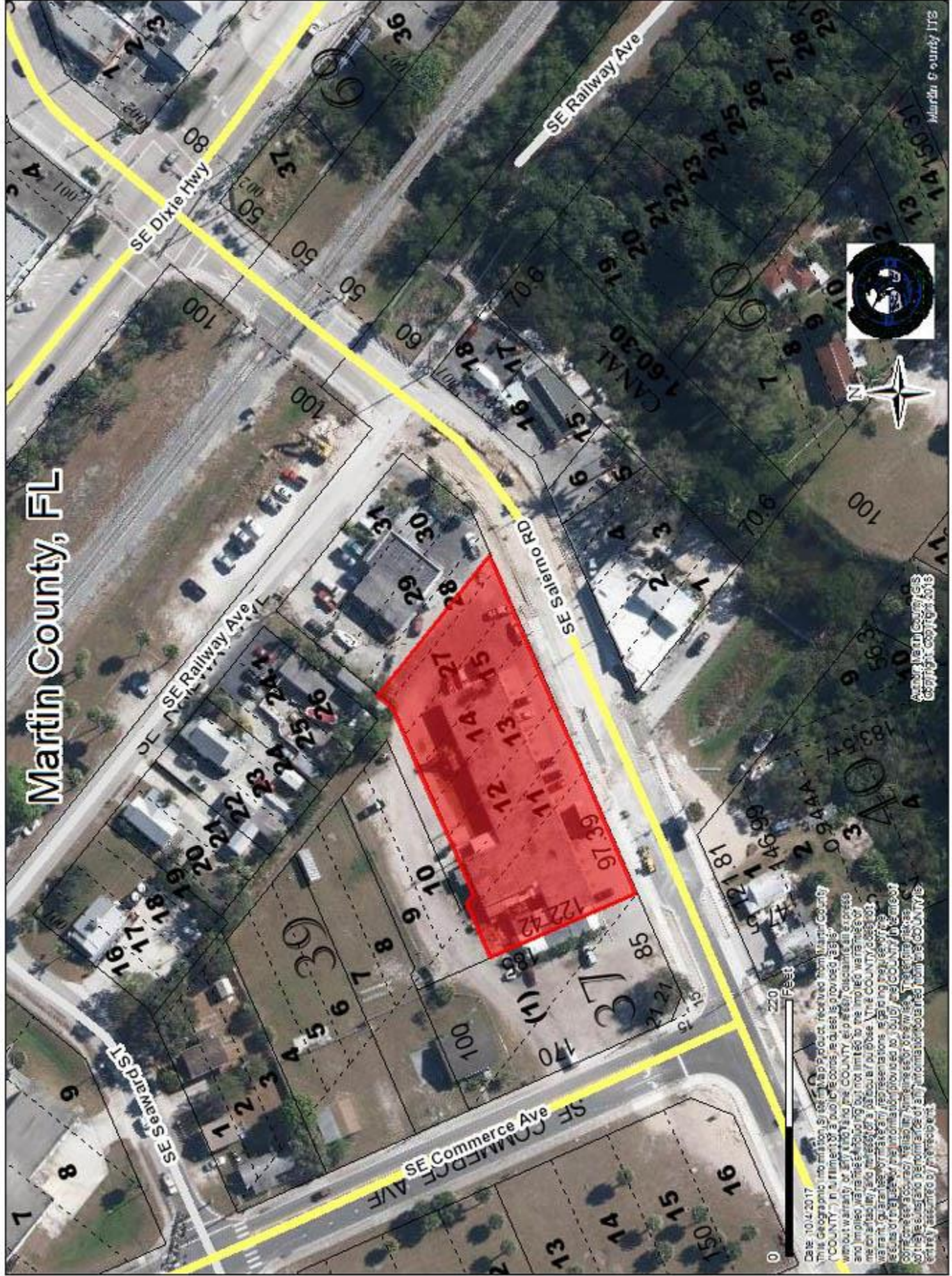
PROPERTY INFORMATION

LOCATION:	4069 SE Salerno Road Stuart, Florida 34997
LOT SIZE:	2+/- Acres
FRONTAGE:	376.76 feet on SE Salerno Road 229.87 feet on SE Commerce Avenue
IMPROVEMENTS:	9,231 square foot CBS building with built up roof constructed 1966. The building is divided into 6 bays which have central heat and air conditioning and there is a paved parking area. In addition, there are two houses on the property: 648 square foot frame house built in 1954 1,140 square foot frame house built in 1958
INCOME:	\$147,900.00 per year
ZONING:	B-1, Business
LAND USE:	Commercial General
UTILITIES:	Well and Septic System (available – Martin County Utilities)
TAXES:	\$21,363.59 (2017)
PRICE:	\$2,490,000.00
COMMENTS:	Develop and earn income at the same time. Huge development potential in the Town Center Overlay Section of the Port Salerno CRA. The possibilities are endless and make money while you develop.





Martin County, FL



Date: 10/12/2017
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Aerial Imagery
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Martin County, FL

[illegible]

Author: Math Council, Inc.
Copyright: Copyright 2015



Ward County, TX

Martin County, FL

SE Commerce Ave

SE Railway Ave

SE Salerno Rd

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Martin County, FL

SE Commerce Ave

SE Railway Ave

SE Salerno Rd

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Martin County, FL

SE Commerce Ave

SE Railway Ave

SE Salerno Rd

0 120 Feet

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Author: Martin County GIS

Conflict: Conflict 2015

Map Date: 6/20/2017

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Martin County, FL

SE Commerce Ave

SE Railway Ave

SE Salerno Rd

0 120 Feet

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Author: Martin County GIS

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Map Date: 6/20/2017

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Martin County, FL

SE Commerce Ave
SE Railway Ave
SE Salmo Rd

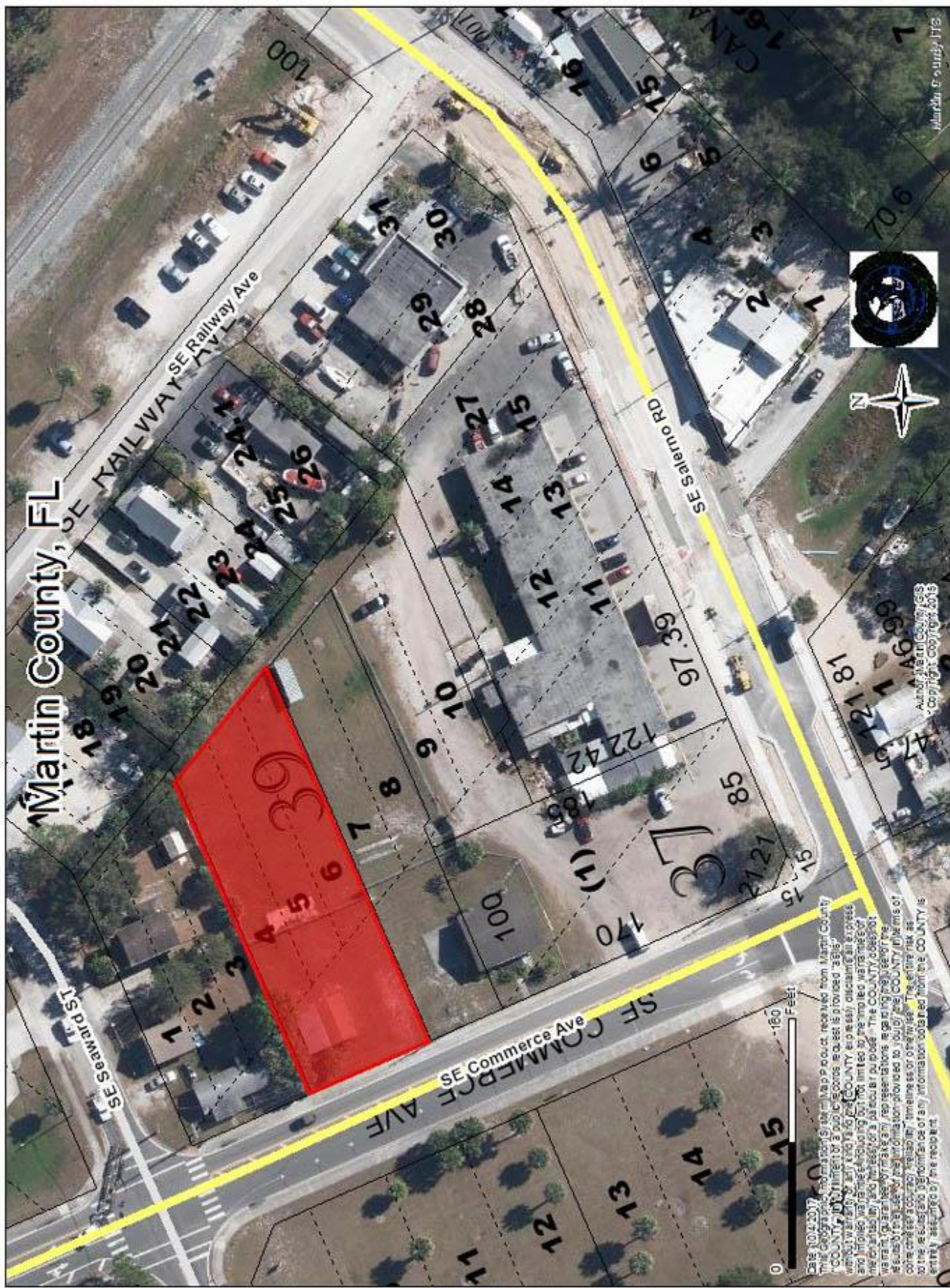
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DATE: 10/23/2017
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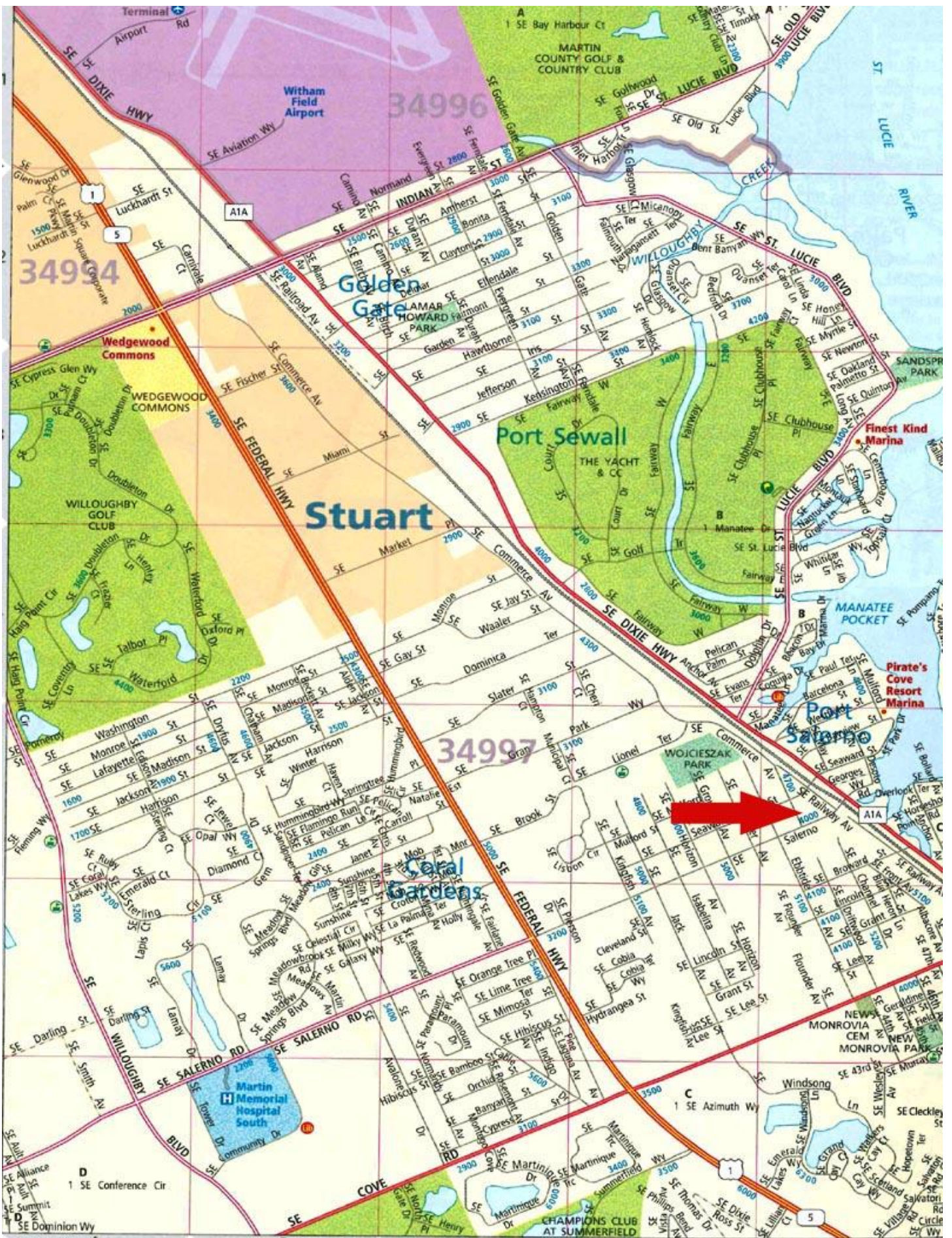
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Martin County, FL



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ZONING

Sec. 3.417. - B-1 Business District.

3.417.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in a HB-1 Limited Business District.
2. Churches or schools may be constructed on property presently owned and held for such purposes, if such construction is commenced within five years from the date of September 14, 1965.
3. Offices, banks, theatres (not drive-ins), beauty parlors, bars and nightclubs, photograph studios, dry cleaning and laundry pickup stations, barbershops, florists, automobile salesrooms, used car lots, parking lots and storage garages, telephone exchanges, restaurants and lunchrooms, police and fire stations, motels and hotels, golf driving ranges and putt-putt golf.
4. Mechanical garages and gasoline and other motor fuel stations, so long as such work is confined within a building, and vehicles awaiting repair shall be screened from view on the street and abutting property.
5. Signs appertaining to the above uses.
6. Refuse and storage areas, which shall be screened from view.

3.417.B. *Required lot area and width.* Lots or building sites shall have an area of not less than 7,500 square feet, with a minimum width of 60 feet measured along the front property line. Structures in this district shall be limited to 35 feet. Motels and hotels shall comply with the minimum requirements of the HR-2 Multiple-Family Residential District.

3.417.C. Minimum yards required.

1. *Front:* 20 feet.
2. *Rear:* 20 feet.
3. *Side:* None, except where a B-1 District lies adjacent to a residential district or is separated only by a road, no building shall be built within 20 feet of a common property line, and a landscaped buffer strip shall be provided between the two uses with an evergreen hedge, uniformly colored masonry wall or board fence six feet high. Such screen shall be located on the sides and rear of the property:
 - a. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
 - b. No structure shall be built with 65 feet of the center line of a designated through-traffic highway.

FUTURE LAND USE

- (b) *Commercial land.* Land associated with retail trade, services and office-related activities including government are collectively called commercial land. The supply of commercial land was estimated by County staff, who evaluated the current Future Land Use Map for commercial land in 2009. The raw data appear to show a significant deficit of commercial land necessary to accommodate economic needs. Any attempt to remedy the deficits should be based on geographic area in order to reflect sustainability principles and provide population centers with necessary services in an orderly and timely fashion. Further analysis is planned to continue refining the inventory and to consider whether population demands for commercial/retail services should be applied to the vacant land. Additional analysis should also include evaluation for compatibility with existing land uses.

- 4) Limited and general commercial areas are restricted both in the intensity of site use (due to natural area preserve requirements) and in the type of use. Fuel service and other uses that could adversely affect the groundwater table are controlled by the Wellfield Protection Regulations. This category of uses should not generally be located in areas of extensive environmental sensitivity due primarily to significant lot sizes and the potential for runoff. Overall, general commercial uses have a greater impact on environmental resources than limited commercial uses.