



FOR SALE

■ 448 SE Osceola St

448 SE Osceola St

Stuart, FL 34994

PROPERTY OVERVIEW

448 SE Osceola St is an office property strategically located directly across from Cleveland Clinic Martin North Hospital. Property consists of a 6,500sf +/- medical office recently used by a dermatology practice. Situated on .61ac CORNER LOT with frontage on (3) streets and signage on Osceola & SE Ocean. Current floorplan consists of patient waiting room, (6) exam rooms, lab, break area, physician office, administrative/business offices, multiple restrooms and 750sf second floor used for computer server, kitchenette and general space needs. Rear of the bldg features a large open deck area. Ideal for continued medical office use or renovation and conversion to other professional office uses.

LOCATION OVERVIEW

Rare available office location directly across street from Cleveland Clinic Martin North Hospital. Corner lot spans from Osceola St to SE Ocean Blvd offering excellent visibility and signage. Highly walkable site to hospital and convenient to Downtown Stuart retail and restaurants. Within City of Stuart CRA featuring flexible R3 - Multi Family/Office zoning. 27 marked surface parking spaces with additional on street parking available.

SALE PRICE

\$1,995,000



**JEFFREY D.
CHAMBERLIN**

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056
chamberlin@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



FOR SALE

■ 448 SE Osceola St

448 SE Osceola St

Stuart, FL 34994

PROPERTY OVERVIEW

448 SE Osceola St is an office property strategically located directly across from Cleveland Clinic Martin North Hospital. Property consists of a 6,500sf +/- medical office recently used by a dermatology practice. Situated on .61ac CORNER LOT with frontage on (3) streets and signage on Osceola & SE Ocean. Current floorplan consists of patient waiting room, (6) exam rooms, lab, break area, physician office, administrative/business offices, multiple restrooms and 750sf second floor used for computer server, kitchenette and general space needs. Rear of the bldg features a large open deck area. Ideal for continued medical office use or renovation and conversion to other professional office uses.

LOCATION OVERVIEW

Rare available office location directly across street from Cleveland Clinic Martin North Hospital. Corner lot spans from Osceola St to SE Ocean Blvd offering excellent visibility and signage. Highly walkable site to hospital and convenient to Downtown Stuart retail and restaurants. Within City of Stuart CRA featuring flexible R3 - Multi Family/Office zoning. 27 marked surface parking spaces with additional on street parking available.

SALE PRICE

\$1,995,000



**JEFFREY D.
CHAMBERLIN**

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056
chamberlin@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

448 SE OSCEOLA

FOR SALE

SALE PRICE

\$1,995,000

Building Information

Building Size	6,500 SF +/-
Year Built	1950
Number Of Parking Spaces	27
Parking Type	Surface
Handicap Access	Yes
Free Standing	Yes
Exterior Walls	CBS & Frame
Parking Description	Concrete Parking Surface
Building Class	B
Number Of Floors	2
Free Standing	Yes
Exterior Walls	CBS & Frame

Location Information

Street Address	448 SE Osceola St
City, State, Zip	Stuart, FL 34994
County/Township	Martin County / Stuart

Zoning / Land Use Details

Zoning	R3 - Multi-Family/Office
Permitted Use	See Below

Utilities & Amenities

Handicap Access	Yes
Sewer / Water - City Of Stuart Utilities	Yes

Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	27
Parking Description	Concrete Parking Surface

Property Details

Property Type	Office
Property Subtype	Medical
Lot Size	0.606 Acres
APN#	04-38-41-020-001-00120-5
Lot Frontage	265 FT
Lot Depth	100 FT
Corner Property	Yes
Traffic Count	13,100 AADT
Traffic Count Street	SE Osceola St

[Click here for permitted uses](#)



Additional Photos

448 SE OSCEOLA

FOR SALE



Additional Photos

448 SE OSCEOLA

FOR SALE



Business Office

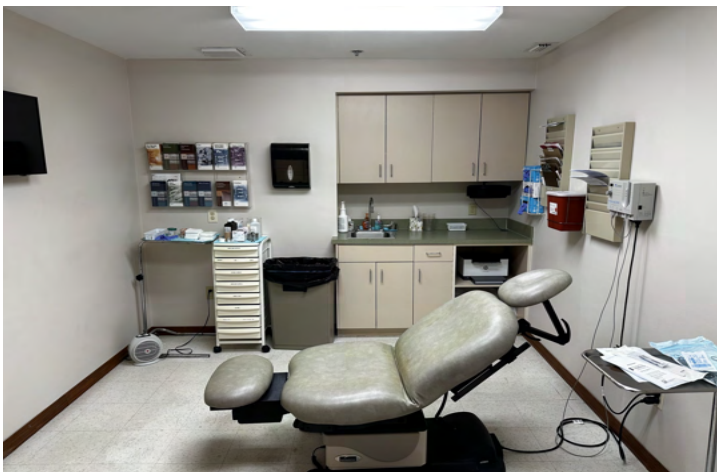


Patient Reception

Exam Rooms

448 SE OSCEOLA

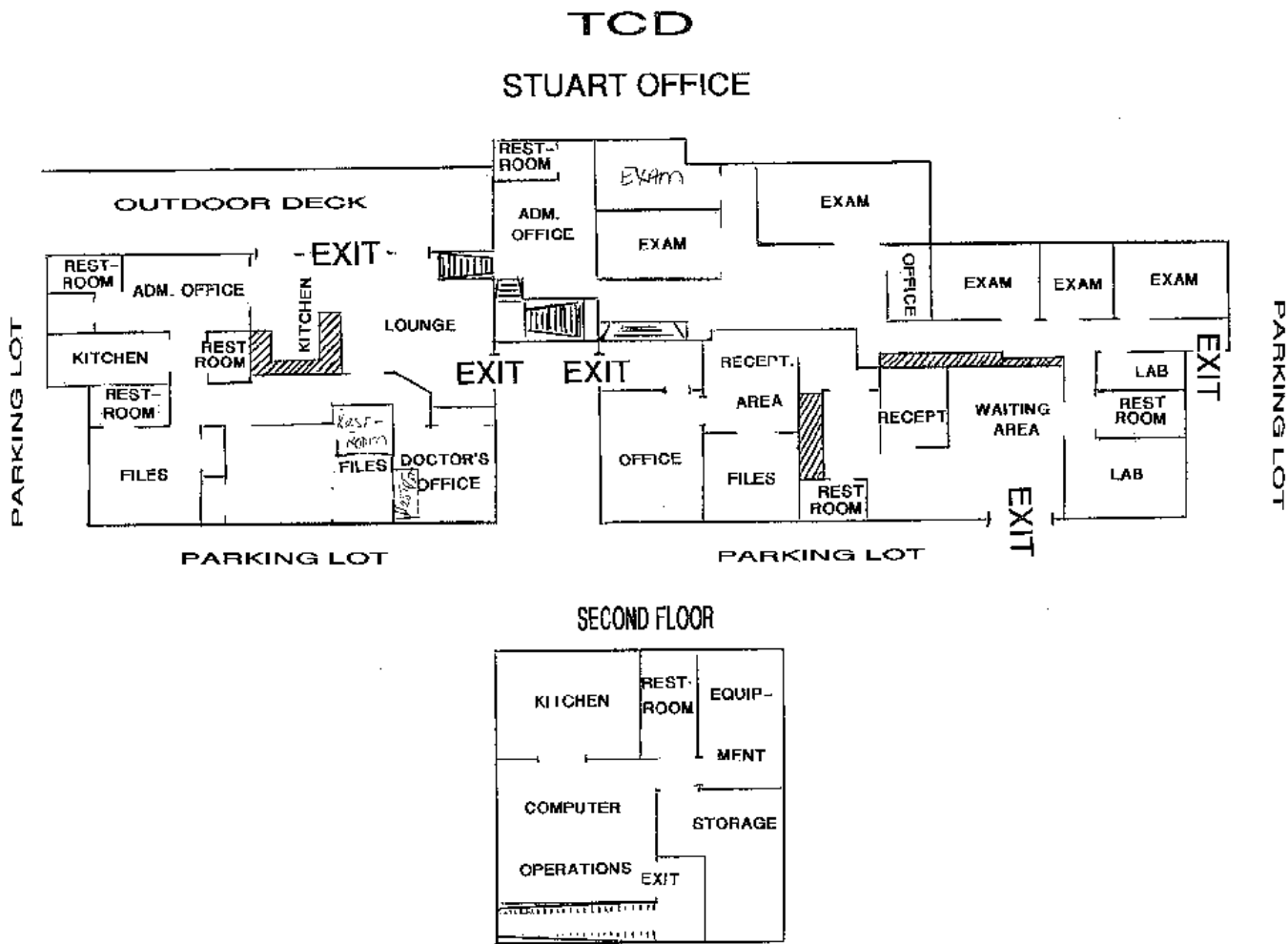
FOR SALE



Floor Plan

448 SE OSCEOLA

FOR SALE



Retailer Map

448 SE OSCEOLA

FOR SALE

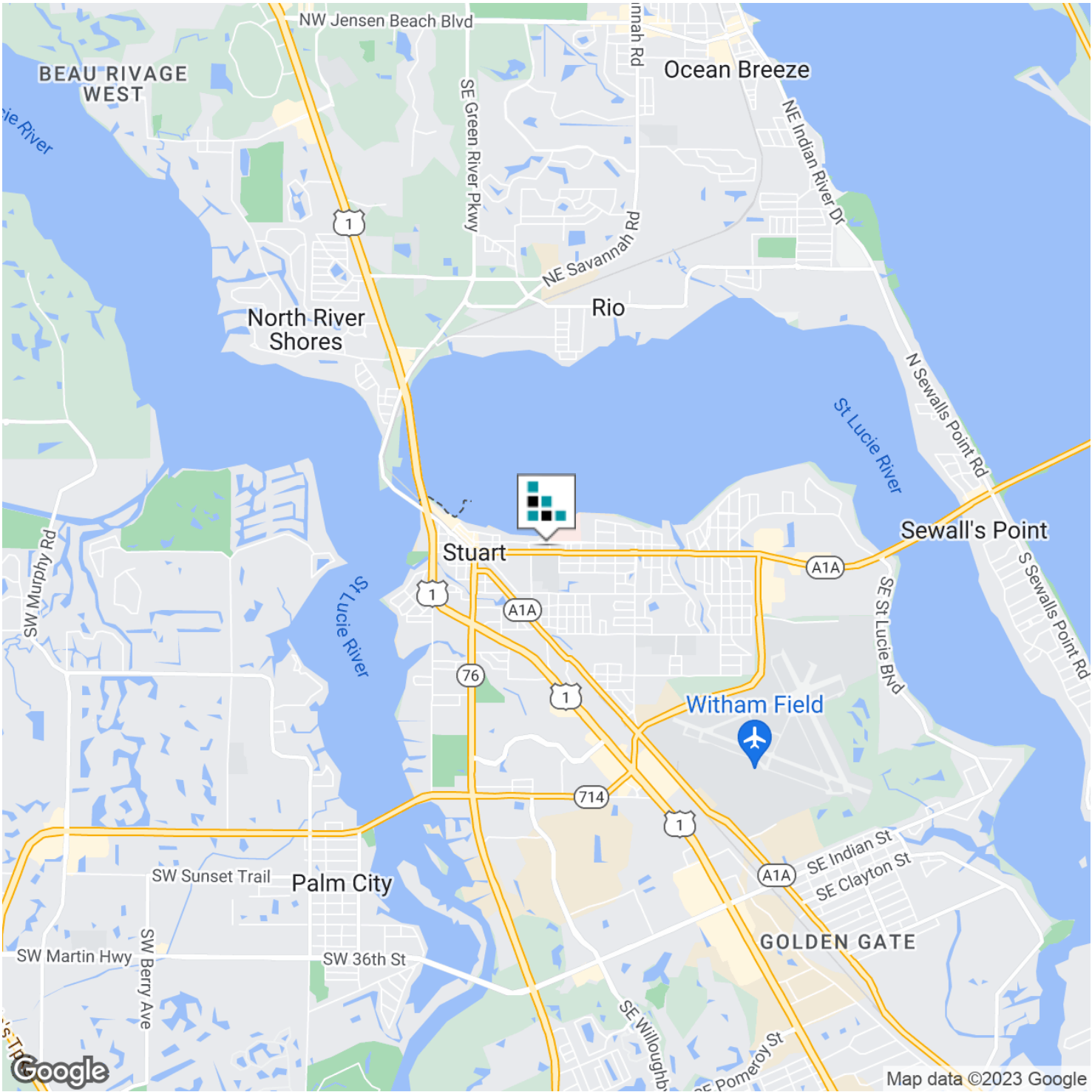


The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Location Map

448 SE OSCEOLA

FOR SALE

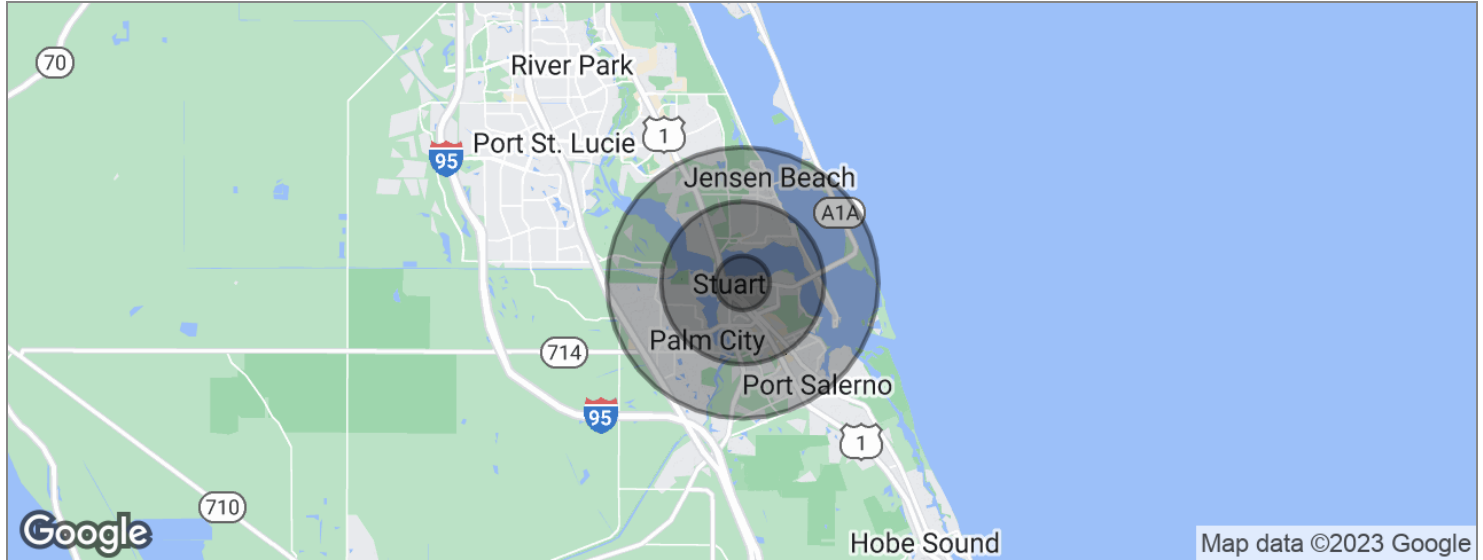


The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Demographics Map

448 SE OSCEOLA

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,149	44,837	97,157
Median age	48.3	50.4	50.3
Median age (Male)	43.6	47.4	48.1
Median age (Female)	50.7	51.8	51.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,571	24,310	50,519
# of persons per HH	2.0	1.8	1.9
Average HH income	\$60,943	\$73,094	\$80,294
Average house value	\$213,770	\$283,695	\$315,729

* Demographic data derived from 2020 ACS - US Census

Disclaimer

448 SE OSCEOLA

FOR SALE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

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.

