

STUART YACHT CORPORATION

STUART, FL



OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
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Boca Raton, FL 33431

PRESENTED BY:

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STUART, FL

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STUART YACHT CORPORATION

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



SALE PRICE: \$3,950,000

PRICE PER UNIT: -

LOT SIZE: 1.38 Acres

BUILDING SIZE: 12,000 SF

YEAR BUILT: 1972

RENOVATED: 0

ZONING: WGC (Highest Use Designation Available)

CROSS STREETS: Chase Court

PROPERTY OVERVIEW

Stuart Yacht has all the major attributes of a yard three times its size. Capable of handling vessels up to 100', the facility has a long and successful history of serving famous customers and vessels. Successful names who have occupied the site like Nordhaven and Riviera are proof the operation has withstood the test of time. It is ready for the next outstanding operator to take this opportunity and bring it to a high level.

PROPERTY FEATURES

- Full svc Boatyard for vessels up to 100'
- Well-proven commissioning facility
- Highest zoning for next owner to expand
- Space on the hard for a half dozen vessels
- Covered work space on the hard
- Numerous office areas in main building
- 50-ton Travelift in good condition
- 1,200 linear feet of dockage alongside

Property Description



FACILITY OVERVIEW

Located on the South Fork of the St. Lucie River in beautiful Stuart, Florida, this boutique commissioning and repair facility is well-positioned to service mid-range yachts. The yard provides approximately 1,200 linear feet of alongside dockage to customers with 50-amp and 100-amp 220 VAC power & 30-amp VAC on modern pedestals. Haul and Launch operations are handled with a 50-ton Travelift Unit (20' beam) and an ample service table to accommodate a half dozen vessels on the hard at any one time. Surrounding waters provide seven feet of clear draft over soft bottoms. The facility is able to accommodate vessels with undercover dockage in a 5,000 square foot storage shed with approximately 35' of clearance above water level. The 12,000 square foot main building provides 3 expansive office suites, 3 operations offices, a carpentry shop, engineering offices, a large stock room, indoor lunch area for employees, undercover work spaces for vessels and much, much more. Interior basin bottoms are owned

Property Details

PROPERTY NAME:	STUART YACHT CORPORATION
STREET ADDRESS:	450 SW Salerno Road
CITY, STATE, ZIP:	Stuart, FL 34997
APN:	55-38-41-000-014-00035-10000
BUILDING CLASS:	NA
ZONING:	WGC (highest use designation available)
YEAR BUILT:	1972
NUMBER OF STORIES:	2
FOUNDATION:	Concrete slab on grade
WALLS:	Concrete Block



Highlights

PROPERTY HIGHLIGHTS

- Full svc Boatyard for vessels up to 100'
- Well-proven commissioning facility
- Highest zoning for next owner to expand
- Space on the hard for a half dozen vessels
- Covered work space on the hard
- Numerous office areas in main building
- 50-ton Travelift in good condition
- 1,200 linear feet of dockage alongside
- Piers in haul out pit in good condition
- Dockage alongside with ample power
- Parking available alongside of vessel
- Seawalls and piles in good condition
- Brackish water good for running gear
- Close access to FL Turnpike and I-95.
- Safe harbor against storms and surge
- Private and peaceful for customers



Additional Photos



Additional Photos



Additional Photos



Additional Photos



STUART YACHT CORPORATION

LOCATION INFORMATION

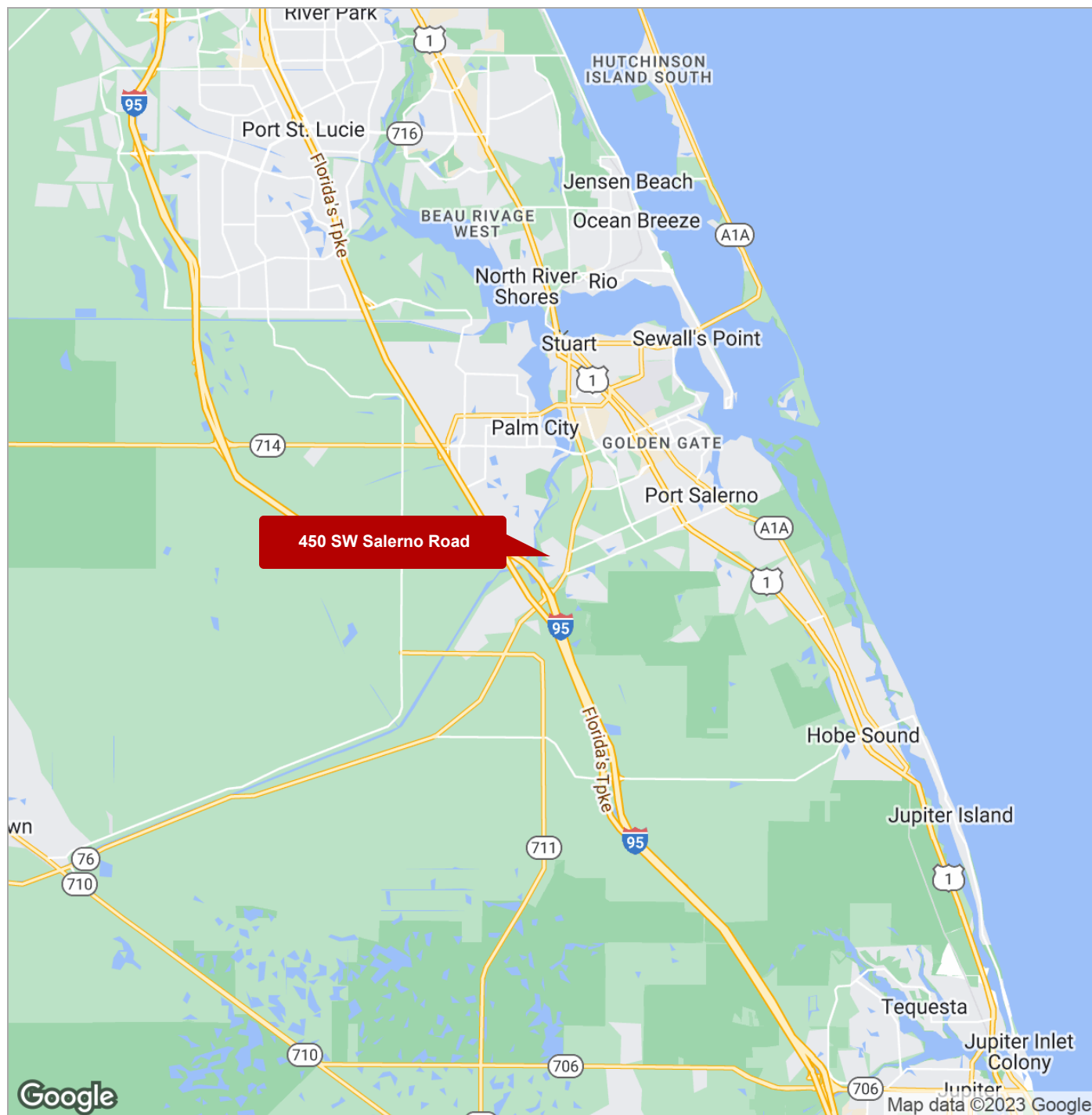
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REGIONAL MAP

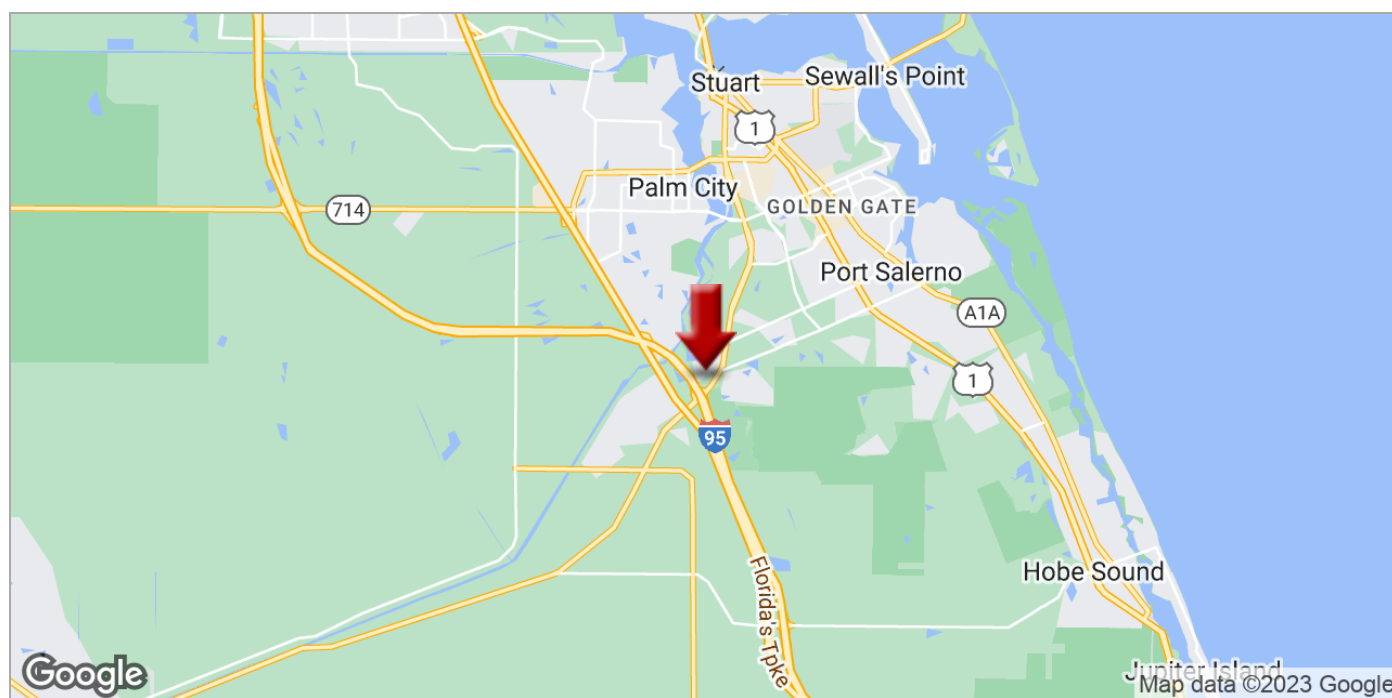
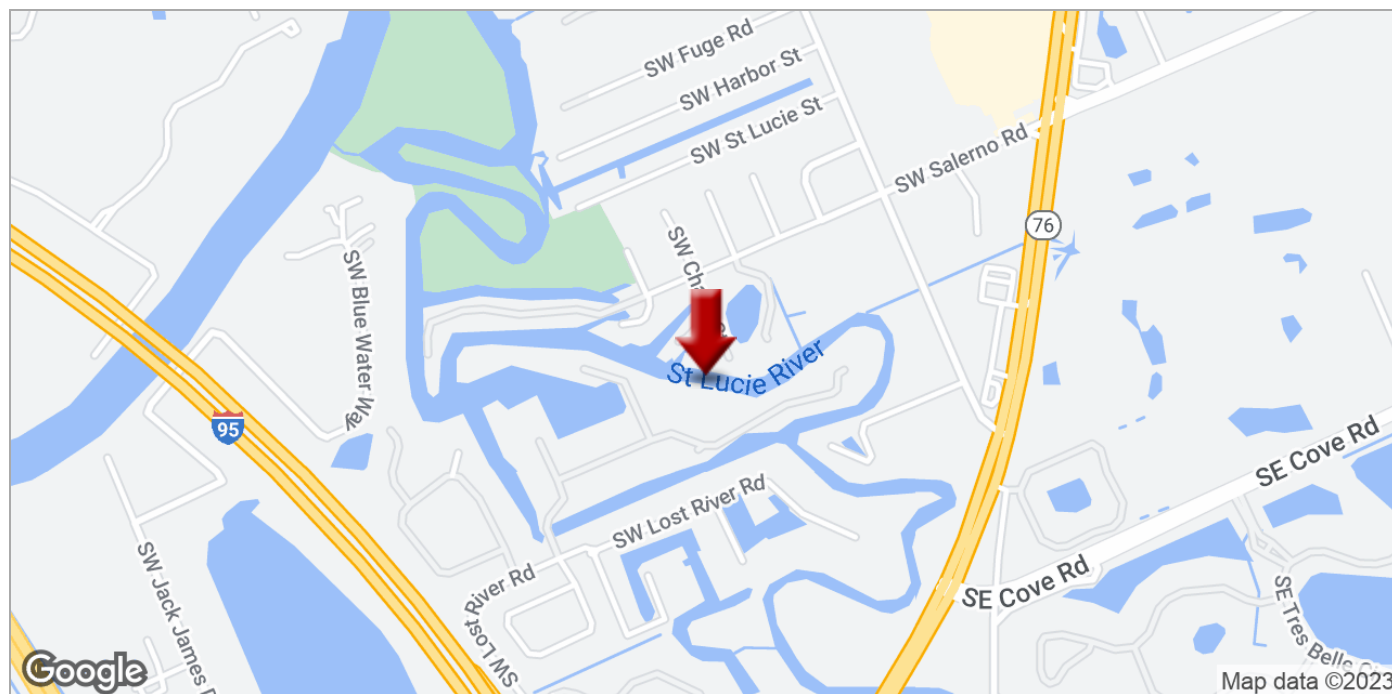
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



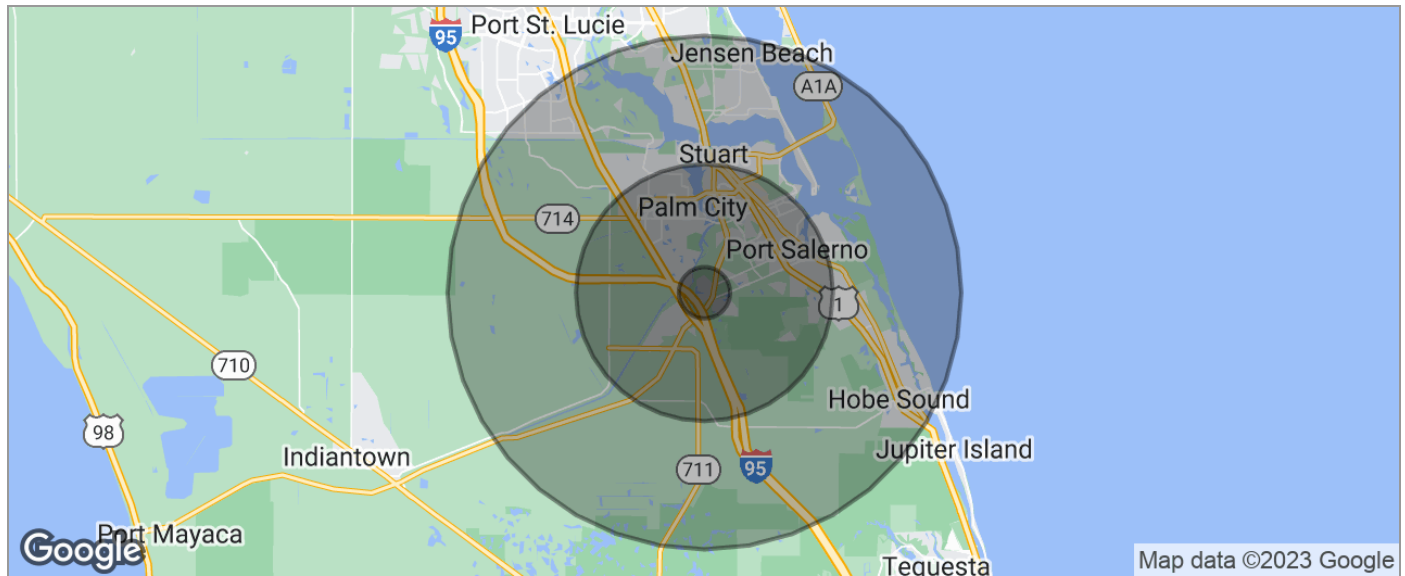
STUART YACHT CORPORATION

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,951	57,518	156,608
MEDIAN AGE	53.7	47.1	48.8
MEDIAN AGE (MALE)	52.9	45.3	46.8
MEDIAN AGE (FEMALE)	54.7	48.4	50.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	830	23,461	65,491
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$78,892	\$77,976	\$80,383
AVERAGE HOUSE VALUE	\$285,014	\$288,999	\$288,601
RACE	1 MILE	5 MILES	10 MILES
% WHITE	90.2%	88.5%	89.3%
% BLACK	5.0%	5.2%	5.7%
% ASIAN	0.7%	1.2%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.4%
% OTHER	2.6%	3.6%	2.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	9.5%	11.7%	9.2%

* Demographic data derived from 2020 ACS - US Census