

## INDUSTRIAL BUILDING FOR SALE



- LOCATION:** 3240 S.E. Waaler Street, Stuart, FL 34997
- SITE SIZE:** Lot approximately 20,734 sq. ft. +/- or .476 acres +/-
- ZONING:** Martin County - M1 Industrial also allows B2 retail, wholesale, distribution & light mnfct
- UTILITIES:** Martin County Utilities - Martin County Water / Septic
- IMPROVEMENTS:** 8,898 +/- total sq ft. with 6,048 +/- sq ft main floor footprint plus 2,850 +/- sq. ft. upstairs mezzanine with efficiency apartment, elevator type equipment lift & air conditioned storage. Main floor features 1,200 +/- sq ft office & showroom with 4,848 +/- sq ft shop. 2 roll up overhead doors, 9 parking places in front plus additional fenced truck & material storage on side and in back.
- PRICE:** \$658,000.00 For sale only, no lease or lease option available.
- COMMENTS:** Versatile User building with Commerce Street frontage & exposure. Owner/User downsizing and relocating business to US #1 location. Contact Dale Armor.



ACQUISITION  
EXPERTS LLC

969 SE Federal Highway Suite 300 Stuart, FL 34994

Ph: 772-220-4455 fx: 772-220-8146 e-mail:

[dale@acquisitionexperts.net](mailto:dale@acquisitionexperts.net)

[www.acquisitionexperts.net](http://www.acquisitionexperts.net)