

Flagler Marina Office

415 NW Flagler Ave, Suite 301, Stuart, FL 34994

For Sale | \$400,000



Unit 301

Unit Size: 2,254 SF

Price: \$400,000

Price Per SF: \$177.46

Condo Use: Office

Sale Type: Investment or Owner User

APN/Parcel ID: 32-37-41-023-009-03010-0

OPPORTUNITY ZONE

WATER VIEW

R.T Commercial Real Estate is excited to offer this waterfront mixed-use professional office condo in Harborage Yacht Club & Marina located in Stuart, FL. This office has beautiful views of the Saint Lucie River and is located just moments away from Downtown Stuart with a short drive to Interstate 95 and the Florida Turnpike. Membership available and includes the use of clubhouse, restaurant and boat slips.

Merry Stoyanovich - Commercial Sales Associate | (772) 267-0511 | commagentmerry@gmail.com



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Marina resort proposed on St. Lucie River waterfront in downtown Stuart

Lina Ruiz Treasure Coast Newspapers

Published 6:49 p.m. ET Jan. 14, 2021 | Updated 4:52 p.m. ET Feb. 16, 2021

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Site plans show a sketch of Sportfish Marina Resort, a proposed three-story hotel on top of two levels of parking, at 304 NW Flagler Ave. in downtown Stuart. CONTRIBUTED PHOTO FROM CITY OF STUART

STUART — A Miami developer wants to bring a waterfront resort hotel, with 49 slips on the St. Lucie River, to downtown.

Developer Ted Weitzel has proposed Sportfish Marina Resort, a 37-room hotel and marina at 304 N.W. Flagler Ave. It could be built as soon as next year.

The property was purchased by Weitzel for \$1.5 million, said Alex Rodriguez-Torres of RT Commercial Real Estate, who represented the seller in the sale. Market value of the property is about \$756,000, according to the county property appraiser.

Weitzel declined to comment.

The property is located in a federal opportunity zone, which gives real estate investors tax breaks and developers lower investment costs. This is one reason why Weitzel was interested, Rodriguez-Torres said.

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For Sale | \$400,000



OFFERING

Unit 301

2,254 SF

\$400,000

PROPERTY SPECIFICATIONS

HOA	Harborage Yacht Club & Marina
HOA DUES	\$2,363/mo
BUILDING SIZE	11,000 SF
BUILDING TYPE	Professional/Office
OPPORTUNITY ZONE	Yes
YEAR BUILT	2008
ZONING	Urban Waterfront
PARCEL ID	32-37-41-023-009-03010-0





SUBJECT PROPERTY

DOWNTOWN STUART

ZONING INFORMATION

Urban waterfront ("UW").

1. Principal building placement.

- a. The front building facade shall be constructed parallel to the street along the front property line with a minimum setback of not less than ten feet except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall be not less than five feet.
 - b. The side setbacks shall not be less than ten feet on each side except for waterfront properties on SW Channel Avenue, Seminole Street, and SW Atlanta Avenue which shall not be less than five feet.
 - c. The rear setback for all structures shall not be less than ten feet from the mean high water line or the water-side of a seawall or bulkhead.
 - d. A vista shall be a designated area along the side of a property that provides an unobstructed view from any public right-of-way to the St. Lucie River or its tributaries, and shall be the same width as the required side setback. Only ten-foot clear trunk plant material and decorative fencing shall be located within the vista. Any equipment such as air conditioning units within a vista shall be not more than three feet in height, unless required by any applicable flood zone regulations.
 - e. The maximum cumulative front building facade width is 160 feet measured parallel to the nearest body of water.
 - f. If a building facade is 100 feet or more in width, measured parallel to the nearest body of water, an additional vista shall be provided within the building's facade which is not less than 12 feet in width, not less than 12 feet in height, and which allows a visual corridor from the public right-of-way to the St. Lucie River or its tributaries.
 - g. Any fencing included within a vista shall have a minimum width of three inches and a maximum width of five inches for all vertical members and shall have a minimum spacing of three inches between the vertical members. Said fences shall be a minimum height of three feet and a maximum height of four feet.
 - h. In order to create additional vistas, a minimum separation of 15 feet shall be provided between multiple buildings on the same lot.
- #### 2. Principal building height.

- a. The maximum building height is three stories and 35 feet. If 50 percent or more of the building is residential or hotel, a fourth story shall be permitted. The maximum building height for a four story building is 45 feet.
 - b. Four story buildings in the Old Downtown District (as described in Section 3.01.03.F.1.a.i.a.) are prohibited. There is no major Urban Code conditional use available for an additional story or building height in the Old Downtown District.
- #### 3. Parking.
- a. Parking shall not be located within ten feet of the front and side property lines and shall not be located between the rear building facade and the water.
 - b. Parking shall be screened in the front and the sides from public rights-of-way by a wall, trellis, other screening approved by the city development director, or landscape buffer as described in section 6.04.00, Landscaping, of this Code.
- #### 4. Architectural requirements.
- a. Reserved.
 - b. Balconies and balcony rails are required on the waterfront side of a building for a minimum of 50 percent of the fenestration.
 - c. Reserved.
 - d. Porches may project five feet into the front setback.
- #### 5. Outbuildings.
- a. One outbuilding is permitted behind the rear facade of a principal building or in the rear one-half of the lot and one outbuilding is permitted in the front of the lot. Outbuildings shall be set back not less than five feet from the side and front property lines, not less than ten feet from the rear property lines, not be less than five feet separation between an outbuilding and the principal building and shall not be located within a vista.
 - b. Outbuildings may have marina or waterfront accessory uses.
- #### 6. Curb cuts.
- a. Where buildings do not have alleys in the rear of the property, not more than one curb cut shall be permitted for every 65 feet of frontage.