

COMMERCIAL / RESIDENTIAL LAND FOR LEASE/ SALE

OPPORTUNITY ZONE / TAX BENEFITS

BUILD-TO-SUIT

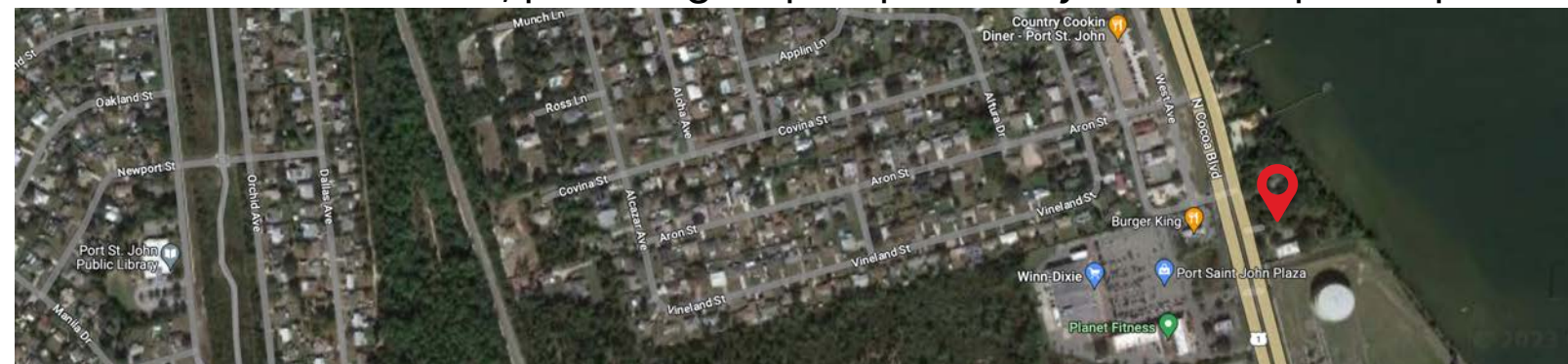


Price **\$1,250,000**

PROPERTY HIGHLIGHTS

This property holds significant appeal due to its location within an Opportunity Zone, making it an attractive investment for those seeking tax benefits and incentives.

- **For Sale or Lease:** Choose the option that best suits your business strategy and financial goals.
- **Zoning:** BU-1 General retail commercial.
- **Build-to-Suit:** Tailor the property to your specific requirements, ensuring an ideal business.
- **Opportunity Zone:** Benefit from potential tax advantages and incentives.
- **Waterfront and Water Front Access:** Enjoy picturesque views and direct access to the water, offering various opportunities for commercial ventures.
- **Land Area:** 0.71 acres, providing ample space for your development plans.



PHOTOS



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RIDDLE & CO.
LICENSED REAL ESTATE BROKER



RENDERINGS

ENTRANCE VIEW



OUTDOOR SEATING



RENDERINGS

OUTDOOR SEATING 2



OUTDOOR SEATING 3



RENDERINGS

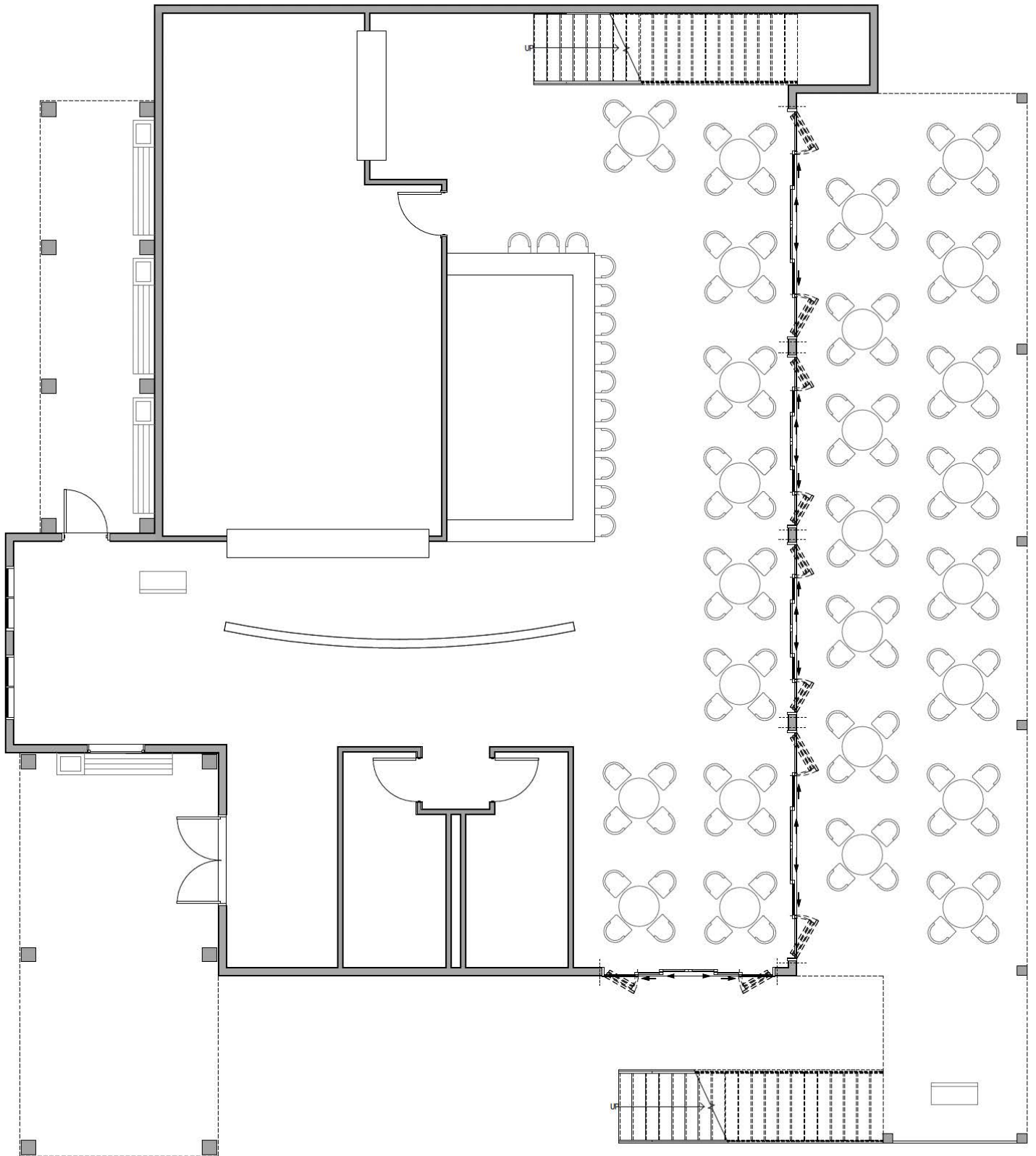
INTERIOR SEATING



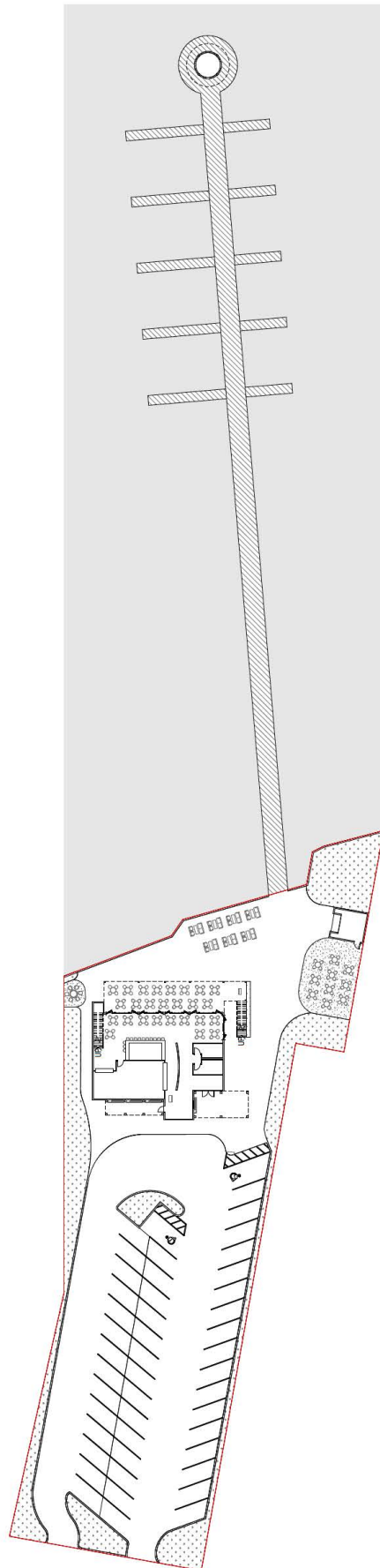
INTERIOR SEATING 2



FLOOR PLAN



SITE PLAN



ZONING DESCRIPTION

Sec. 62-1482. - General retail commercial, BU-1.

The BU-1 general retail commercial zoning classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community. Where this zoning classification is presently located or is proposed to be located adjacent to the lagoonal water edge or fronts on the ocean, water-dependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry and utilities, marinas and navigation shall have the highest priority. The next highest priority for uses along the waterfront include water-related uses such as utilities, commerce and industrial uses. Water-enhanced uses such as restaurants and tourist attractions shall have the next highest use priorities. Of lowest priority are those uses which are nonwater-dependent and nonwater-enhanced, and those which result in an irretrievable commitment of coastal resources.

(1) Permitted uses.

a. All business uses and all material and products shall be confined within substantial buildings completely enclosed with walls and a roof; however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the buildings. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, and boats.

b. The following uses, or other uses of a similar nature compatible with the character of the uses specifically described in this subsection, are permitted, and shall be limited to retail only:

- Antique shops.
- Aquariums.
- Art goods and bric-a-brac shops.
- Artists' studios.
- Auditoriums.
- Automobile hire.
- Automobile parts, if confined within a structure.
- Automobile repairs, minor (as defined in section 62-1102).
- Automobile sales and storage, provided sales are from a permanent structure and the storage area meets the requirements of article VIII of this chapter, pertaining to site plans, and article XIII, division 2, of this chapter, pertaining to landscaping.
- Automobile tires and mufflers (new), sales and service.
- Automobile washing.
- Bait and tackle shop.
- Bakery sales, with baking permitted on the premises.
- Banks and financial institutions.
- Barbershops and beauty parlors.
- Bed and breakfast inn.
- Bicycle sales and service.
- Billiard rooms and electronic game arcades (soundproofed).
- Bookstores.
- Bowling alleys (soundproofed).
- Cafeterias.
- Ceramics and pottery; finishing and sales; no production or firing except accessory to on site sales only.
- Civic, philanthropic or fraternal organizations.
- Coin laundromats.
- Colleges and universities.
- Commercial schools offering instruction in dramatic, musical or other cultural activity, including martial arts.
- Confectionery and ice cream stores.
- Conservatories.
- Contractors' offices, with no outside storage.
- Convenience stores, with or without gasoline sales.
- Curio shops.
- Dancing halls and academies (soundproofed).
- Child or adult day care centers.
- Display and sales rooms.
- Dog and pet hospitals and beauty parlors, with no outside kennels or runs.
- Drug and sundry stores.
- Dyeing and carpet cleaning.
- Electrical appliance and lighting fixtures.
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- Dyeing and carpet cleaning.
- Electrical appliance and lighting fixtures.
- Employment agencies.
- Fraternities and sororities.
- Florist shops.
- Foster homes.
- Fruit stores (packing on premises).
- Funeral homes and mortuaries.
- Furniture stores.
- Furriers.
- Gift shops.
- Grocery stores.
- Group homes, levels I and II.
- Hardware stores.
- Hat cleaning and blocking.
- Hobby shops.
- Hospitals.
- Interior decorating, costuming and draperies.
- Jewelry stores.
- Laboratories.
- Laundries.
- Lawn mower sales.
- Leather good stores.
- Luggage shops.
- Mail order offices.
- Meat, fish and seafood markets.
- Medical buildings and clinics, and dental clinics.
- Messenger offices.
- Millinery stores.

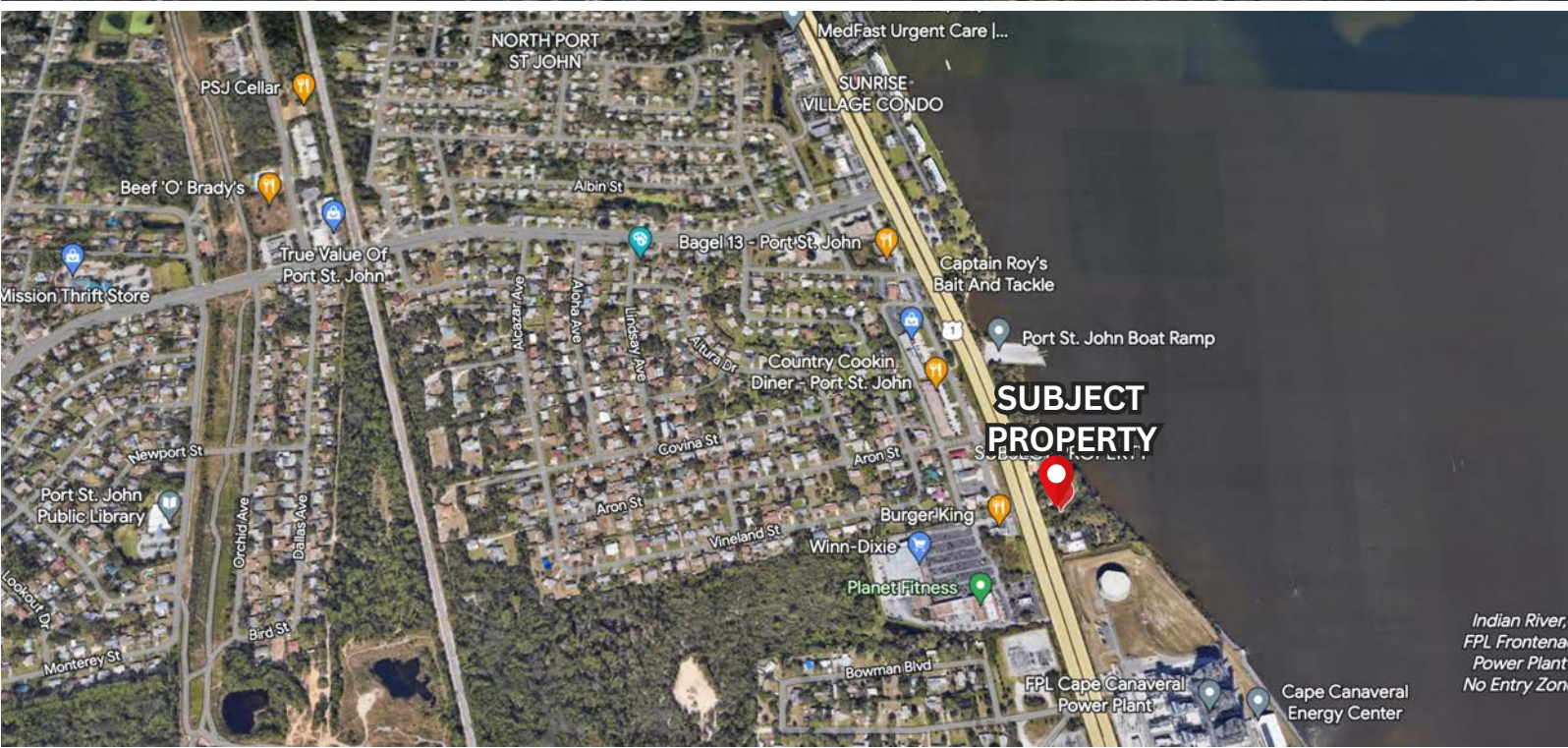
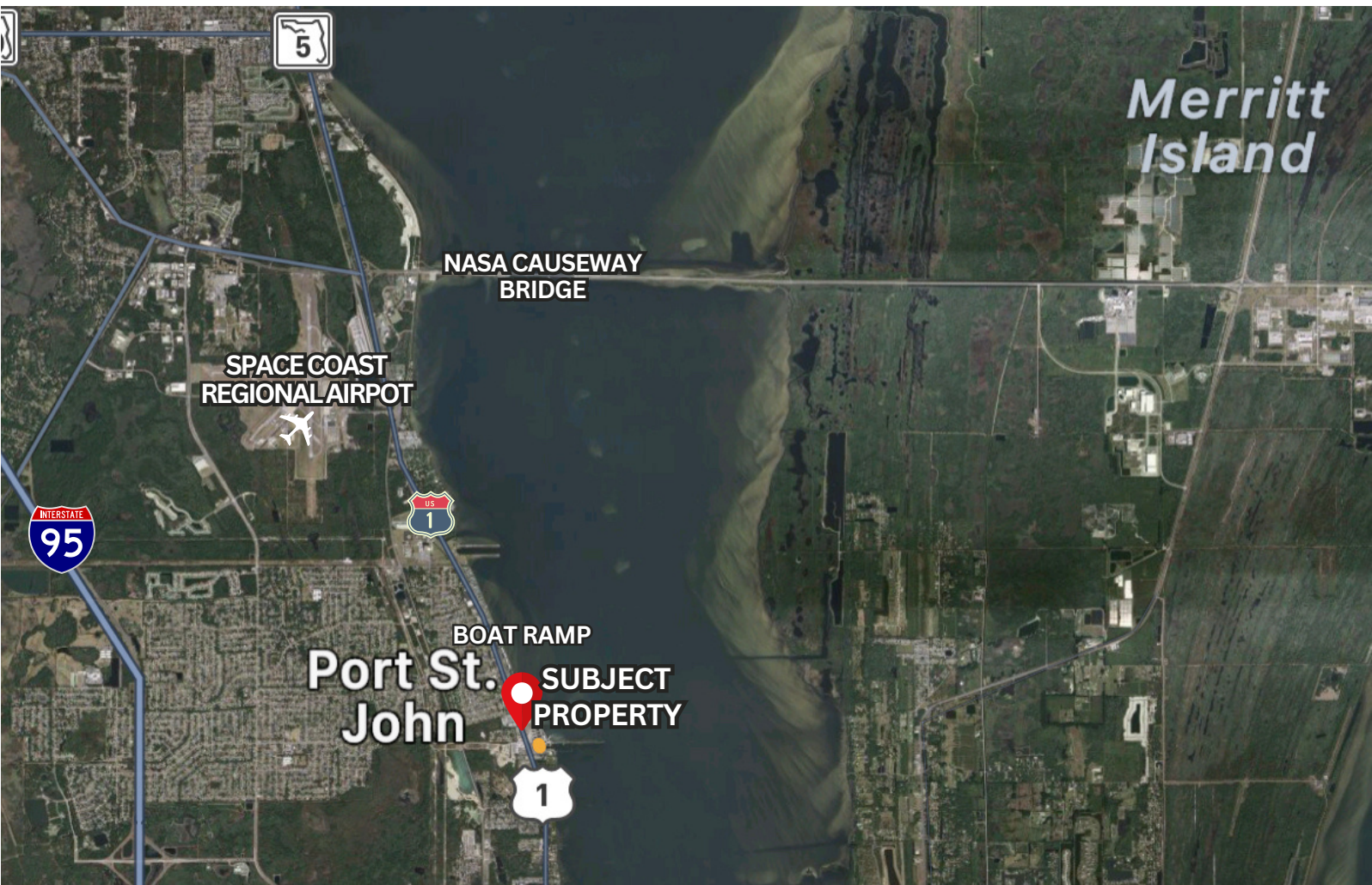
ZONING DESCRIPTION

- Motorcycle sales and service.
- Music, radio and television shops and repairs.
- Newsstands.
- Non-overnight commercial parking.
- Nursing homes.
- Optical stores.
- Paint and wallpaper stores.
- Parks and public recreational facilities.
- Pawnshops.
- Pet shops, with property enclosed to prevent any noxious odors.
- Photograph studios and galleries.
- Plant nurseries (no outside bulk storage of mulch, topsoil, etc.).
- Post offices.
- Printing services.
- Sale of alcoholic beverage, package only.
- Schools for business training.
- Schools, private or parochial.
- Shoe repair shops.
- Shoe stores.
- Single-family residence.
- Soft drink stands.
- Souvenir stores.
- Stationery stores and bookstores
- Tailor shops.
- Tearooms.
- Telephone and telegraph stations and exchanges.
- Television and broadcasting stations, including studios, transmitting stations and towers and other incidental uses usually pertaining to such stations.
- Theaters, but no drive-ins.
- Ticket offices and waiting rooms for common carriers.
- Tobacco stores.
- Upholstery shops.
- Wearing apparel stores.
- Worship, places of.

c. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

- Automobile and motorcycle repair (major) and paint and body work.
- Boat sales and service.
- Cabinetmaking and carpentry.
- Dry cleaning plants, accessory to pickup stations.
- Farm machinery sales and service.
- Gasoline service stations.
- Manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain products.
- Outdoor restaurant seating.
- Outside sale of mobile homes.
- Preexisting use.
- Substations, and transmission facilities.
- Security mobile home.
- Self storage mini-warehouses.
- Tourist efficiencies and hotels and motels.
- Treatment and recovery facility.

LOCATION



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