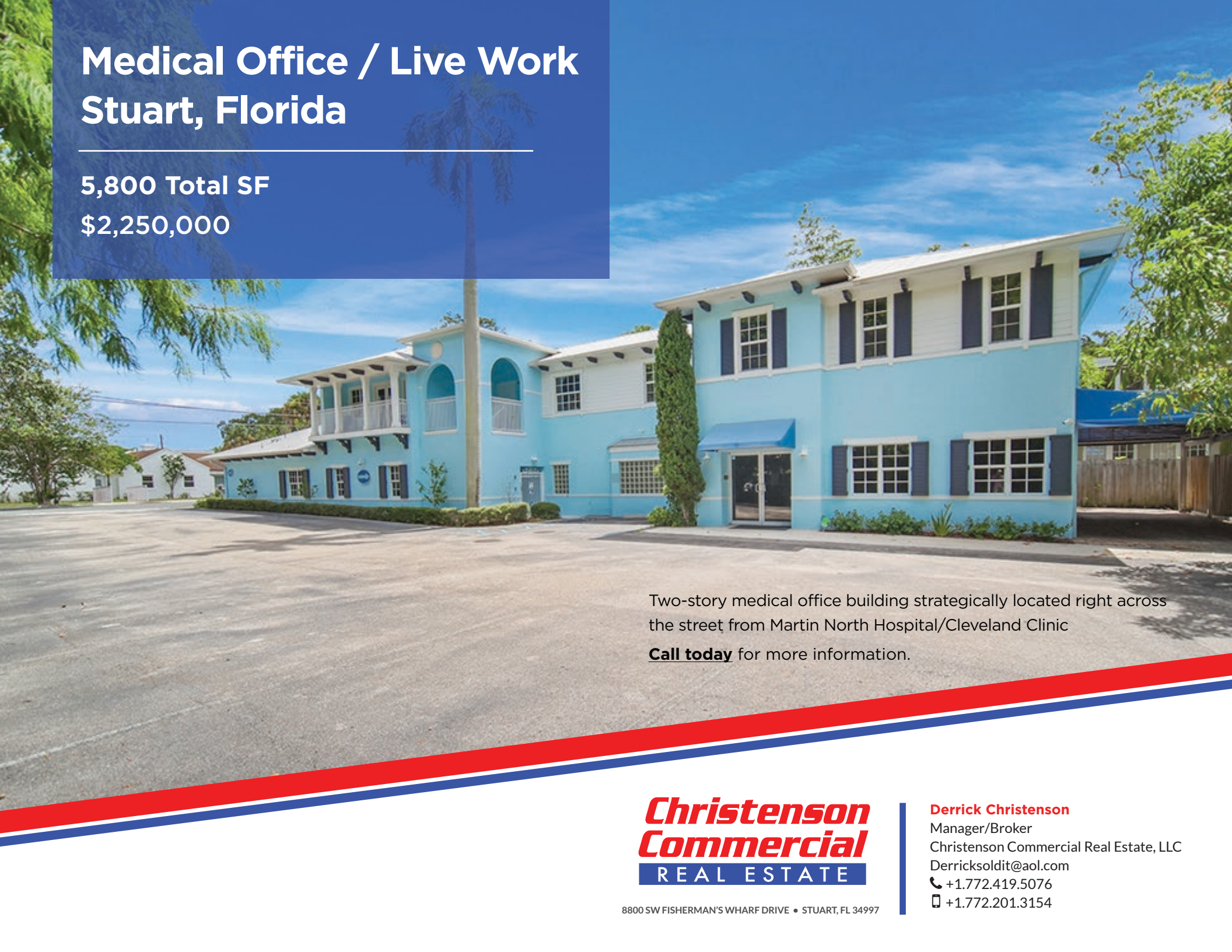


Medical Office / Live Work Stuart, Florida

5,800 Total SF
\$2,250,000



Two-story medical office building strategically located right across the street from Martin North Hospital/Cleveland Clinic

Call today for more information.

**Christenson
Commercial**
REAL ESTATE

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8800 SW FISHERMAN'S WHARF DRIVE • STUART, FL 34997

the offering.

FOR SALE: 2-story medical office building thoughtfully crafted to meet the specific needs of medical professionals. First floor of this well-designed building is 3,529 square feet, thoughtfully crafted to meet the specific needs of medical professionals. It boasts a spacious and welcoming waiting room, ensuring that patients feel comfortable and at ease from the moment they walk through your doors. Additionally, you'll find a dedicated business office with separate check-in and check-out desks, streamlining administrative processes for your staff.

State-of-the-Art Facilities: With 6 well-appointed exam rooms and 2 procedure rooms, you'll have the capacity to provide comprehensive care to your patients. There are also 3 convenient restrooms and a kitchenette for staff and

patients' comfort. Two private physician's offices complete with built-ins and over custom features. The second floor of this remarkable building spans 2,132 square feet and currently functions as an apartment. It features a spacious kitchen, a comfortable living room, 3 bedrooms, and 2 bathrooms.

In the ever-evolving landscape of healthcare, having the right location can make all the difference. Your medical practice deserves a home that not only reflects your commitment to excellence but also positions you for growth and success. This 2-story medical office building, located in the shadow of Martin North Hospital, offers a unique opportunity to establish or expand your practice in an environment dedicated to healthcare excellence.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



the specs.

Total Area	5,800 SF
First Floor Area (Office)	3,529 SF
Second Floor Area (Living)	2,132 SF
Price	\$2,250,000
Year Built / Renovated	1982 / 2020
Property Zoning	R-3 - Office / Medical
Building Height	2 Stories
Lot Size	0.31 AC
Tenancy	Multiple
Parking	2.93 Spaces per 1,000 SF Leased



the demographics.

In 2022, Martin County, FL had a population of 159k people with a median age of 53.2 and a median household income of \$77,894. Between 2021 and 2022 the population of Martin County, FL grew from 158,323 to 159,399, a 0.68% increase and its median household income grew from \$69,769 to \$77,894, a 11.6% increase.

Population

159,399

2022 Consensus
+0.68% 1-Year Growth

Median Age

53.2

+0.567% 1- Year Increase

Income

\$77,894

2022 Median Household Income
11.6% 1-Year Growth

Unemployment

3.2%

Lowest on the Treasure Coast

Workforce

2,533

Number of Martin Countians ready
for work. (February 2024)

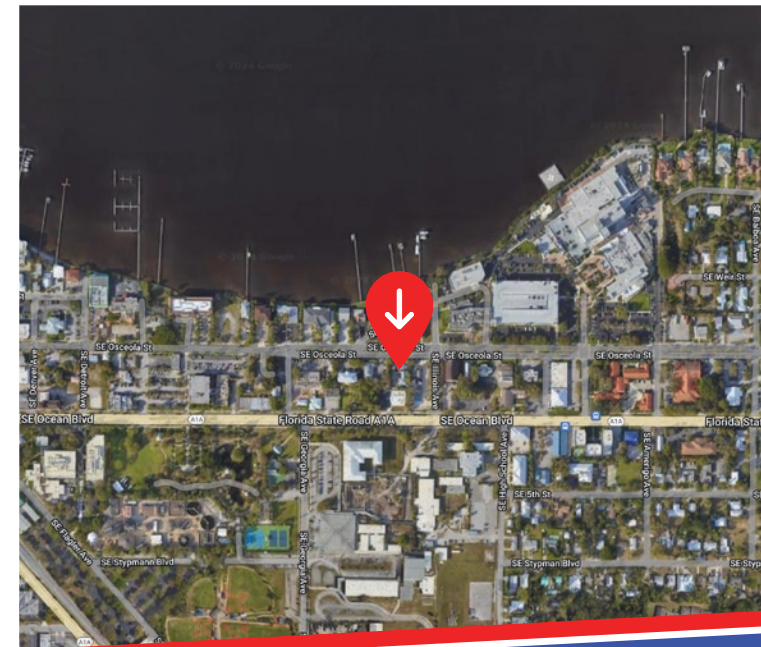
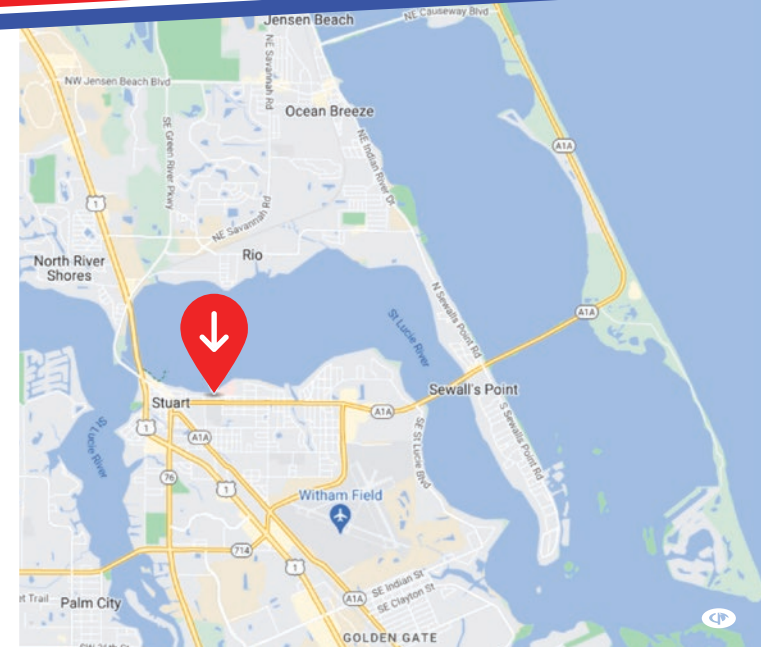
Jobs

76,069

Martin County companies are
currently employing more than
76,996 talented team members.
(December 2023).

[MORE DEMOGRAPHIC INFO](#)

Source: datausa.io



Medical Office / Live Work

440 SE Osceola Street | Stuart, FL



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