

List Price: **\$1,200,000**



**Commercial**  
 ML #: **M20009091** Status: **Active**  
 For Sale: **Yes** For Lease: **No** LP/SF:  
 SubType: **Other**  
 Address: **4158-4190 NE Indian River Drive, Jensen Beach, FL 34957**  
 Area: **3-Jensen Bch Stuart - N Roosevelt Br**  
 Short Sale: **No** SS Addum: **No** REO: **No**  
 County: **Martin** Zoning: **Ltd Commercial**  
 Prop ID: **153741004005000205,153741004005** Bldg #: **plus 2 more**  
 List Type: **Excl Right of Sale** HOPA:  
 Legal Desc: **Gaines Estates TR4, Beg at RY & Run...**  
 Directions: **From Jensen Beach Blvd turn north on Indian River Dr., buildings are on left directly north of Driftwood Cottages Motel complex.**

Subdivision: **Gaines Estates**  
 Lot Frontage: **204.00**  
 Parking: **5**  
 Waterfront: **Yes / Intracoastal, Navigable, No Fixed Bridges**

Property Details

Type of Building: <b>Free Standing, Income</b>	Total Bldg SqFt: <b>3,184</b>	Price Front Feet:
Ceiling:	Serv/Retail Bld SF:	Price Per Acre: <b>\$895,522.39</b>
Max Ceiling Ht:	# of Stories: <b>1</b>	SF of Land:
Fire Protection:	# Park Spaces: <b>5</b>	Total Acreage: <b>1.34</b>
Training Avail:	# of Units: <b>4-5</b>	Year Built: <b>1930</b>
Rental Rate Sheet:	Tot Units Cmpx: <b>5</b>	Eff Yr Built:
Lease: <b>None</b>	SqFt Total:	SqFt Source:
For Sale: <b>Yes</b>	For Lease: <b>No</b>	
Lease Term Rem: <b>None</b>		

Unit Info

Type	# Units	Full Baths	Half Baths	Annl Rent	Season Rent	Off Season Rnt	Rent Period
<b>Conven</b>	<b>5</b>	<b>5</b>					

Features

Avail Docs: <b>Aerial</b>	Avail Info:
Location:	Ownership: <b>Limited Partner</b>
Flooring:	Use: <b>Hotel / Motel, Income, Mixed, Professional Office, Retail, Other</b>
Roof:	Construction: <b>Concrete Block, Frame</b>
Cooling: <b>Electric</b>	Utilities:
Heating: <b>Electric</b>	Utilities Avail: <b>Cable, Electric</b>

Remarks

Broker Remarks: **5 fully rented units, 204' frontage on Indian River. Martin County Capital Improvements Projects for 2018 shows sewer main will be run adjacent to this property. Limited Commercial zoning has many uses, see attached.**

Public Remarks: **5 fully rented units, 204' frontage on Indian River. Martin County Capital Improvements Projects for 2018 shows sewer main will be run adjacent to this property. Limited Commercial zoning has many uses, see attached.**

Special Info: **Non-Conforming Use, Sold As-Is**  
 Tax Year/Amt: **2017/\$9,027**  
 VOW Y/N: **Yes** Sale Includes: **Building and Land**  
 Address Display: **Yes** Allow AVM: **Yes** Allow Blogging: **Yes**  
 Internet: **FL Properties, Realtor.com** IDX YN: **No** Zillow/Trulia: **Yes**  
 Terms Considered: **Cash, Conventional**

Owner Name: <b>Indian River Accomodations LLC</b>	Owner Phone:
Var Dual Rate: <b>Yes</b> Comp Basis: <b>Contract Price</b>	Bonus:
Possession: <b>At Closing, Subject to Lease</b>	Ownership: <b>Limited Partner</b>
Trms Brkr Cmp: <b>5%</b> Non Rep Comp: <b>5%</b>	Buyer Broker: <b>5%</b>
Comm Renew: <b>5%</b> Orig List Price: <b>\$1,200,000</b>	DOM: <b>313</b>
List Date: <b>01/04/2018</b>	CDDOM: <b>313</b>
Expire Date: <b>01/04/2019</b>	Cell Phone: <b>772-475-5079</b>
List Agent: <b>Janice Wacha (193613)</b>	Direct Phone: <b>772-475-5079</b>
List Agent Email: <b>janicewacha@gmail.com</b>	Office Phone: <b>772-692-2229</b>
List Office: <b>Avonlea Real Estate Inc (279000100)</b>	
Showing Instruct: <b>Call Listing Agent, Tenant Occupied</b>	

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COM Agent Full Display

Tuesday, November 13, 2018 1:30 PM

Search Criteria

Status is one of 'Active', 'Back Up'  
 List Office MUI is 51367390  
 Co List Office MUI is 51367390  
 Selected 1 of 5 results.