

FOR SALE
\$495,000

Value-Add Duplex in Golden Gate | 3248 SE Golden Gate Ave, Stuart, FL 34997



Presented By:

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Property Details

- Address: 3248-3258 SE Golden Gate Ave, Stuart, FL 34997
- Parcel ID: 37-38-41-007-152-00360-2

- Building Size: 2,240± SF
- Year Built: 1980
- Unit Mix: Two (2) 2BD / 2BA Units
- Construction: Wood Frame with Stucco and Wood Siding exterior finishes

- Current Rents:
 - oUnit 3248: \$1,550/month
 - oUnit 3258: \$1,600/month
- Estimated Market Rent: Approximately \$2,100/month per unit
- Lease Structure: Both tenants are month-to-month

- Lot Size: 0.202± Acres
- Parking: Newly poured and widened driveway
- Roof: New metal roof and gutters installed in 2024



Property Overview

3248-3258 SE Golden Gate Avenue presents an exceptional opportunity to acquire a well-located duplex in the heart of Stuart's rapidly evolving Golden Gate neighborhood. The property consists of two spacious 2-bedroom / 2-bathroom units totaling approximately 2,240 square feet situated on a generous 0.202-acre corner parcel.

Current ownership has invested substantially into the property, completing numerous capital improvements including a new metal roof and gutters in 2024, A/C systems 2022, a newly poured and widened driveway 2023, appliance replacements, and a new water heater. Additionally, Unit 3258 was completely remodeled in 2021.

Existing rents remain below market at \$1,550 and \$1,600 per month while proforma rent estimates are near \$2,100 per month per unit. Both tenants are currently month-to-month, creating immediate flexibility for rental repositioning or occupancy adjustments.

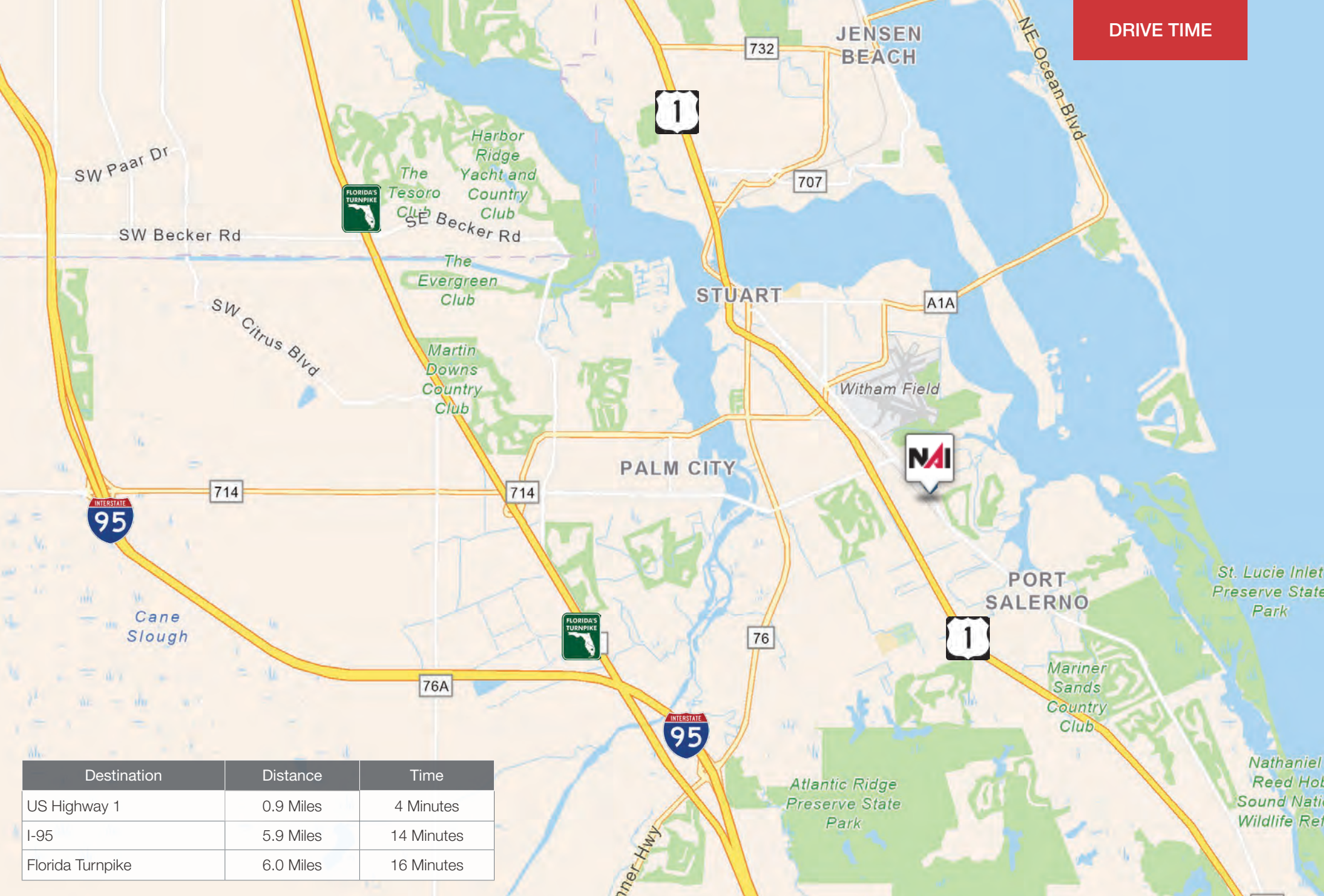
With strong fundamentals, recent improvements, and a highly desirable coastal Martin County location, this asset is well positioned for both stable income generation and long-term appreciation.

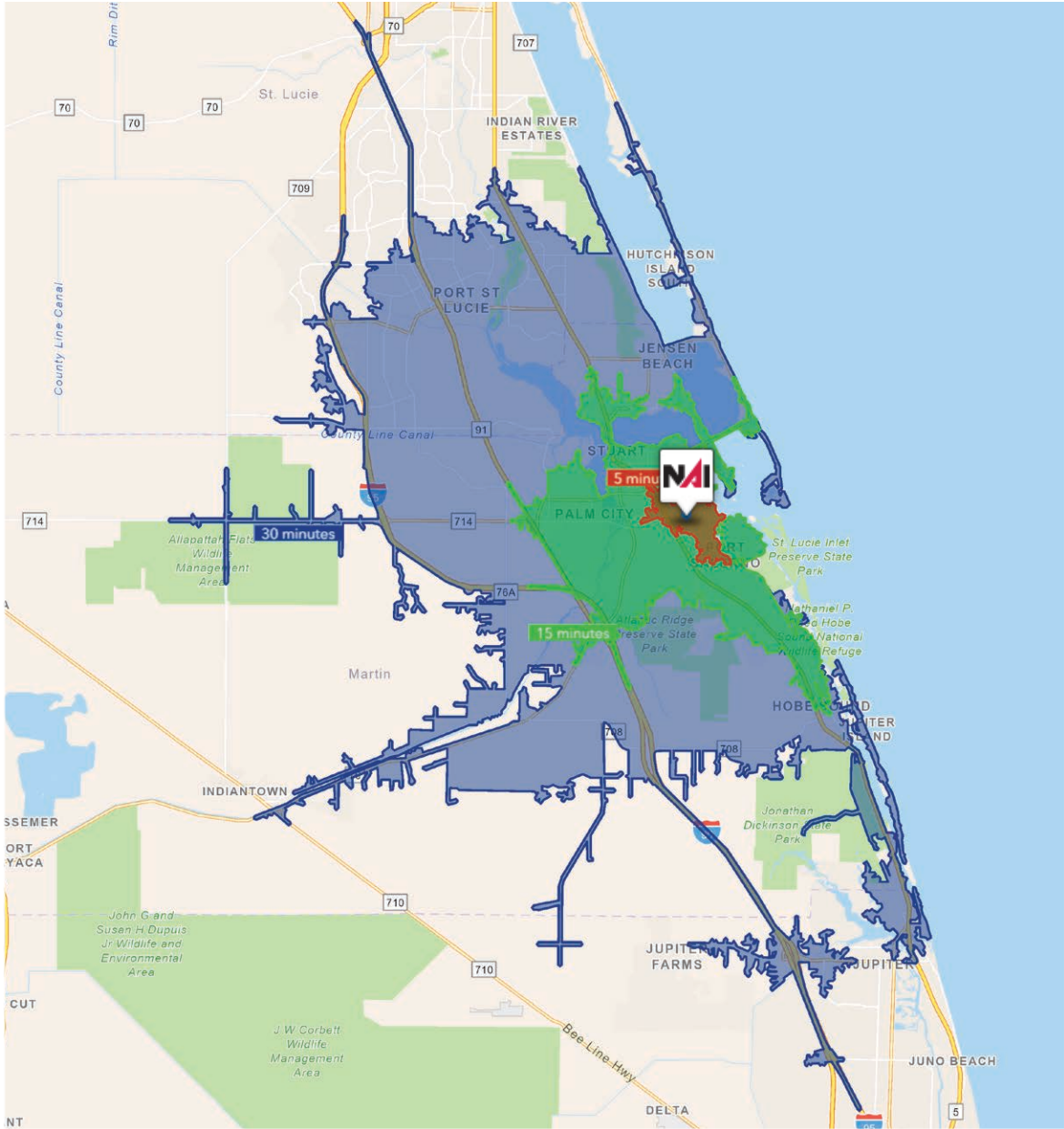




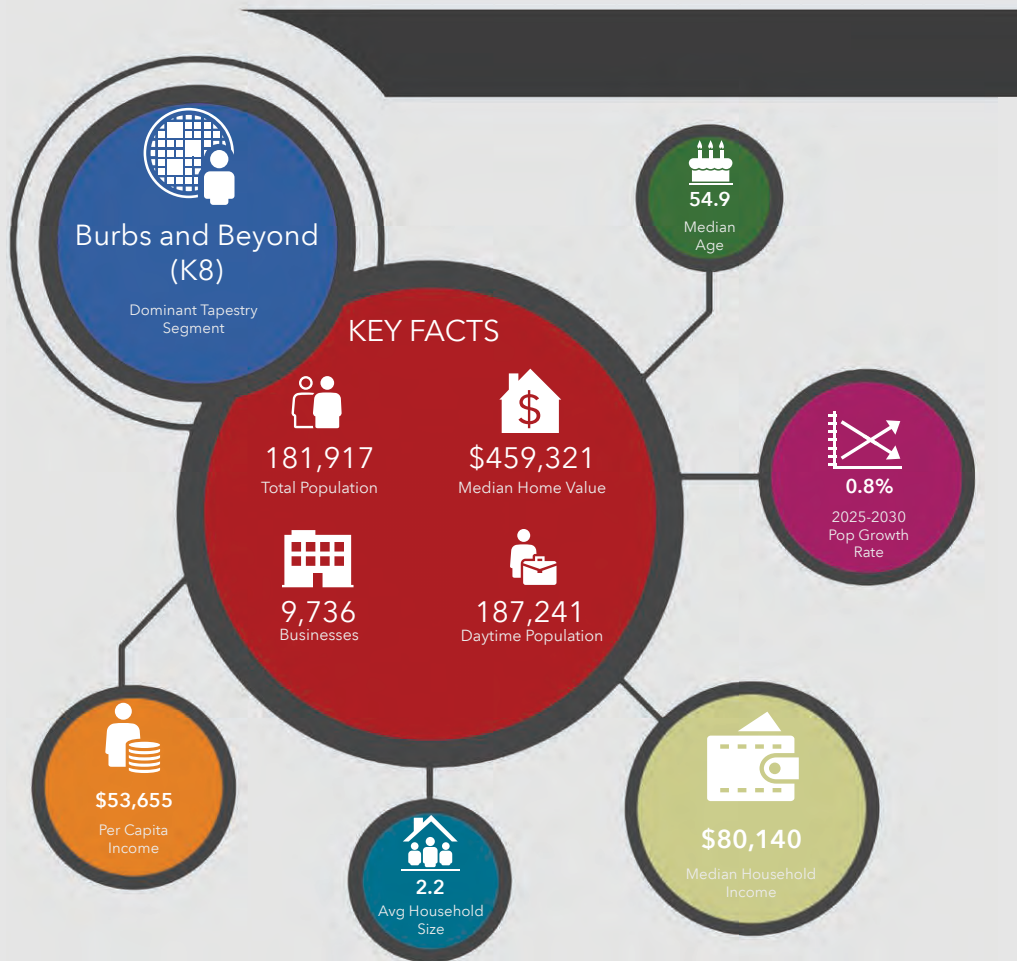




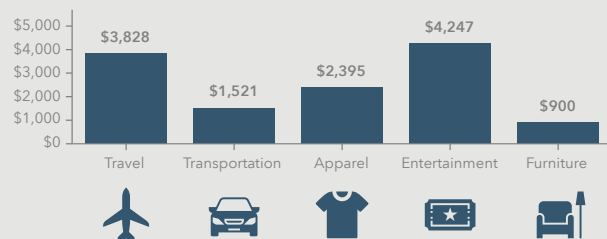




5 Minutes	15 Minutes	30 Minutes
7,373 2010 Population	84,050 2010 Population	270,672 2010 Population
7,938 2024 Population	92,158 2024 Population	329,001 2024 Population
7.08% 2010-2024 Population Growth	9.10% 2010-2024 Population Growth	21.55% 2010-2024 Population Growth
(0.21)% 2024-2029 (Annual) Est. Population Growth	0.37% 2024-2029 (Annual) Est. Population Growth	1.12% 2024-2029 (Annual) Est. Population Growth
42.6 2024 Median Age	54.2 2024 Median Age	49.1 2024 Median Age
\$103,986 Average Household Income	\$116,128 Average Household Income	\$113,087 Average Household Income
35.9% Percentage with Associates Degree or Better	47.8% Percentage with Associates Degree or Better	45.4% Percentage with Associates Degree or Better
45.0% Percentage in White Collar Profession	61.0% Percentage in White Collar Profession	59.6% Percentage in White Collar Profession



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household

Population

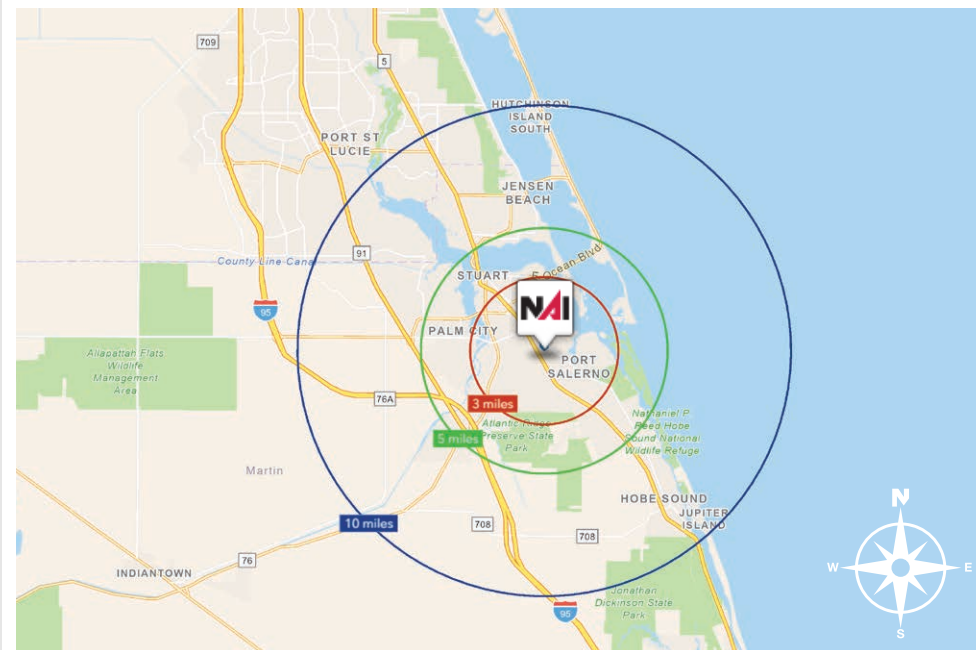
3 Mile:	49,417
5 Mile:	91,625
10 Mile:	181,917

Average Household Income

3 Mile:	\$99,391
5 Mile:	\$116,752
10 Mile:	\$118,760

Median Age

3 Mile:	51.7
5 Mile:	55.5
10 Mile:	54.9



Location Overview

Located in the Golden Gate neighborhood of Stuart, Florida, the property benefits from close proximity to many of Martin County's most desirable coastal lifestyle amenities. The area has experienced a notable renaissance in recent years as demand for South Florida living continues to increase.

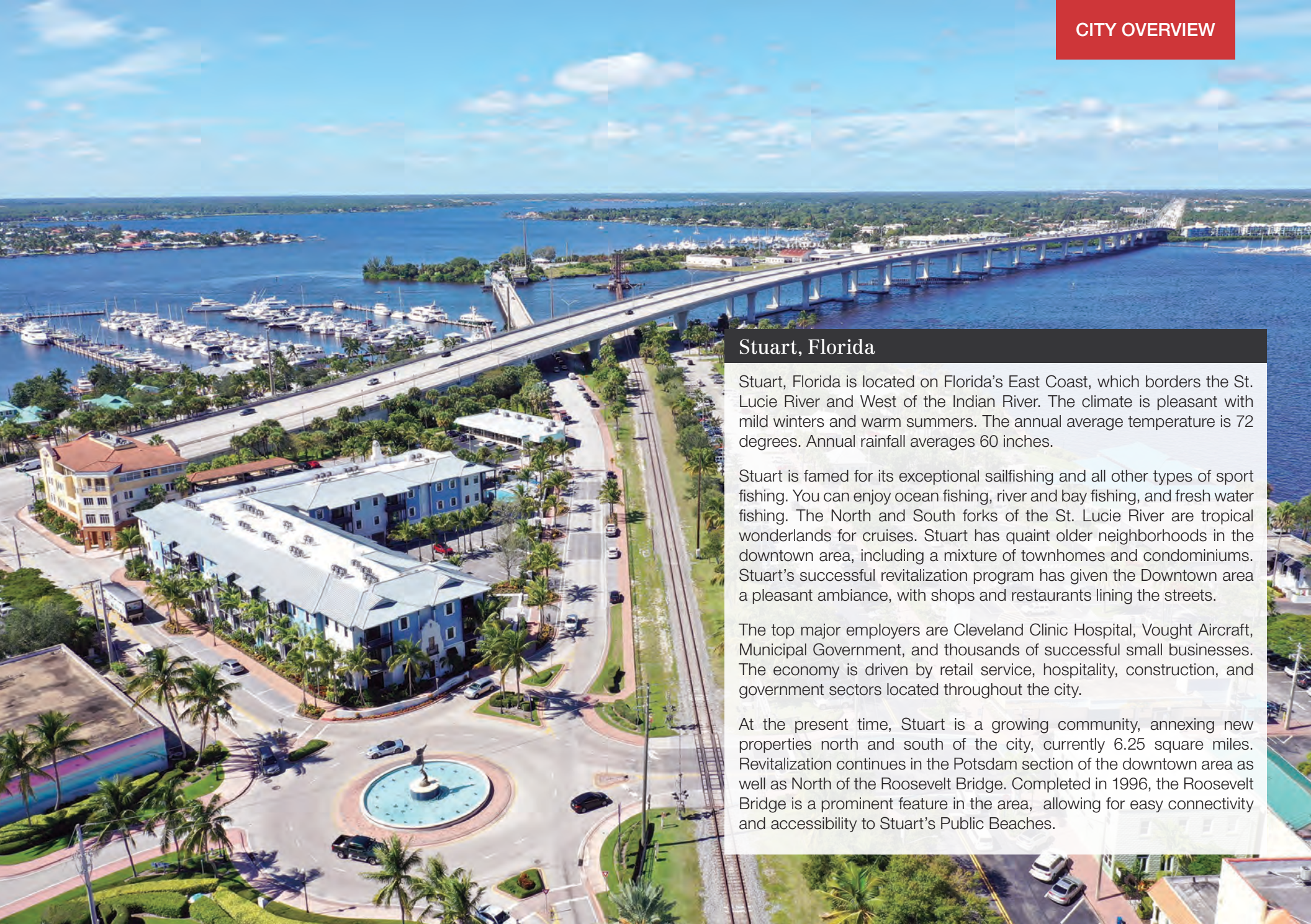
The property enjoys convenient access to:

- Sandsprit Park and public boat ramps
- Manatee Pocket waterfront district
- Port Salerno restaurants, bars, and marinas
- World-class golf courses
- Downtown Stuart
- US Highway 1 and major regional transportation corridors

Sandsprit Park offers residents access to boating, fishing, waterfront recreation, and expansive green space, while nearby Manatee Pocket has become one of the Treasure Coast's premier destinations for waterfront dining, entertainment, and live music.

Martin County continues to attract residents from across the country due to its coastal lifestyle, strong quality of life, business-friendly environment, and favorable tax climate, supporting long-term housing demand and investment stability throughout the region.





Stuart, Florida

Stuart, Florida is located on Florida's East Coast, which borders the St. Lucie River and West of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72 degrees. Annual rainfall averages 60 inches.

Stuart is famed for its exceptional sailfishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, and fresh water fishing. The North and South forks of the St. Lucie River are tropical wonderlands for cruises. Stuart has quaint older neighborhoods in the downtown area, including a mixture of townhomes and condominiums. Stuart's successful revitalization program has given the Downtown area a pleasant ambiance, with shops and restaurants lining the streets.

The top major employers are Cleveland Clinic Hospital, Vought Aircraft, Municipal Government, and thousands of successful small businesses. The economy is driven by retail service, hospitality, construction, and government sectors located throughout the city.

At the present time, Stuart is a growing community, annexing new properties north and south of the city, currently 6.25 square miles. Revitalization continues in the Potsdam section of the downtown area as well as North of the Roosevelt Bridge. Completed in 1996, the Roosevelt Bridge is a prominent feature in the area, allowing for easy connectivity and accessibility to Stuart's Public Beaches.

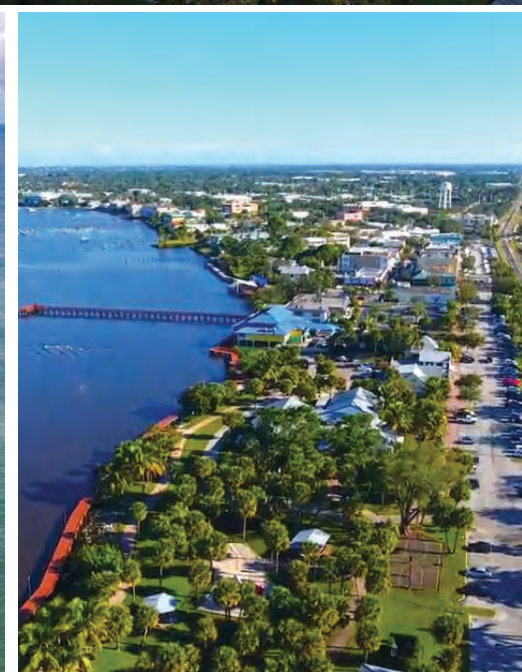
Martin County, Florida

The cities that make up Martin County include Jensen Beach/Rio, Stuart/Sewall's Point, Hutchinson Island, Hobe Sound, Jupiter/ Tequesta, Palm City, Port Salerno and Indiantown. Martin County is a wonderful place to visit and live, with beaches, golf, fishing and boating. The County boasts arts, quaint downtowns with shops, gourmet dining, galleries, museums, historic places, festivals and more.

Martin County is for...

The golf enthusiast... Martin County is home to over 35 world-class golf courses all within a 15-mile radius. The sun worshiper... The County offers its visitors and residents alike some of the finest beaches on the east coast. The discriminating arts shopper... More than 20 galleries participate in a monthly First Thursday gallery night. Many of these galleries are in the historic downtowns of Stuart, Jensen Beach, Port Salerno and Hobe Sound. The music lover... The historic Lyric Theatre offers a wide-array of fist class talent nearly 300 days a year... This acoustically amazing theatre features concerts for all music lovers, from classical to rock and roll, and theatrical performances by local and national talent.

Mark your calendars for a plethora of events to look forward to in Martin County, Florida. The Stuart Air Show, Stuart Boat Show, ArtsFest, and the Martin County Fair are just some of the many events taking place throughout the year. The Treasure Coast Children's Museum, located at Indian Riverside Park, is a great place for kids and families, offering a water play area, fishing, and a riverfront view. Often, there are events in the park including concerts, orchid shows, and more. Indian Riverside Park also features the Maritime and Yachting Museum. Hutchinson Island is home to the Elliott Museum which celebrates the genius of innovation, creativity and the historical events of Martin County. Named after the prolific inventor Sterling Elliott, the museum hosts permanent exhibits showcasing Model A Trucks, early transportation, the history of Stuart and its surrounding regions, and baseball memorabilia. For the scientifically minded and curious kids, the Florida Oceanographic Coastal Center offers fun opportunities to learn about our local ecosystem.



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