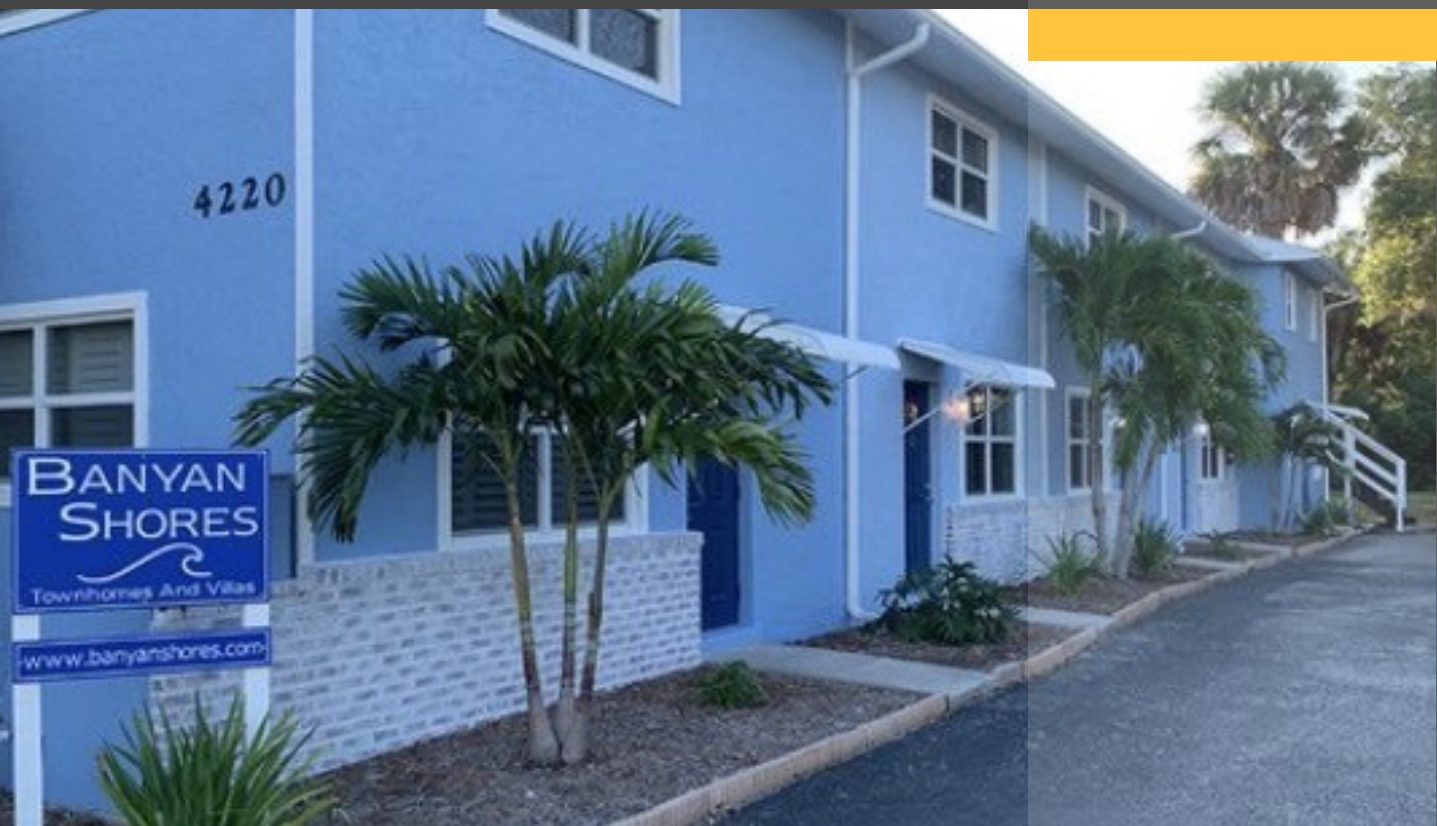


FOR SALE

Jensen Beach Waterfront Townhome/Apartment Property

4220 NE INDIAN RIVER DR
JENSEN BEACH, FL 34957



RICH VAALER

Principal Broker
772.266.9065
rich@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,999,000
Building Size:	7,330 SF
Available SF:	
Lot Size:	0.79 Acres
Number of Units:	6
Price / SF:	\$272.71
Cap Rate:	5.68%
NOI:	\$113,600
Year Built:	1979
Renovated:	2022
Zoning:	R3A
Market:	Treasure Coast
Submarket:	Jensen Beach

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the flourishing Treasure Coast area: 4220 NE Indian River Dr. This exceptional multifamily property boasts a 7,330 SF building with 6 units, offering a compelling investment potential. Renovated in 2022, the property stands as a testament to modern sophistication while retaining its timeless charm. With an 83% occupancy rate and zoned R3A, this property presents a stable income stream and future development possibilities. Don't miss the chance to add this meticulously maintained gem to your investment portfolio. Public sewer connection at property line. Visit property website at www.banyanshores.com. Owner/Agent

PROPERTY HIGHLIGHTS

- Townhome Style Apartments
- 6 units -4/2br & 2/1br
- Completely Renovated in 2022
- Zoned R3A - Jensen Beach
- Public Sewer Connection at Property Line
- Impact Windows/Comcast Ready Units
- Water Access/Frontage



OFFICE LOCATIONS

211 Gibson St NW
Leesburg, VA. 20176

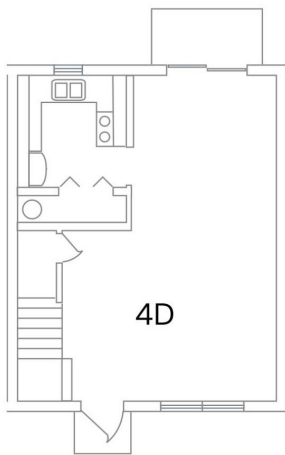
1SE Ocean Blvd
Stuart, FL 34994

FOR MORE INFORMATION CONTACT:

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ADDITIONAL PHOTOS



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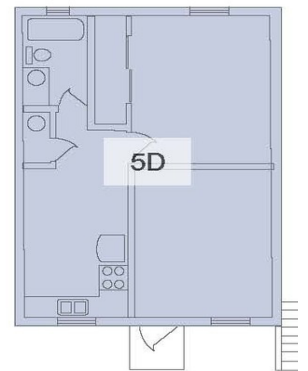
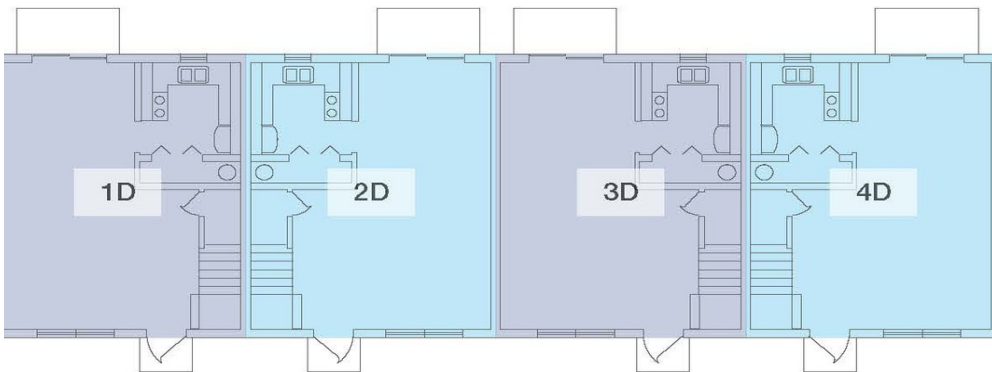
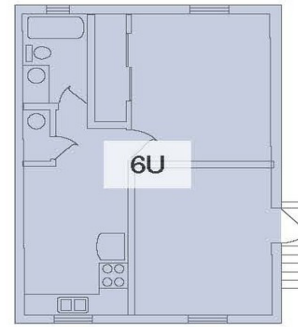
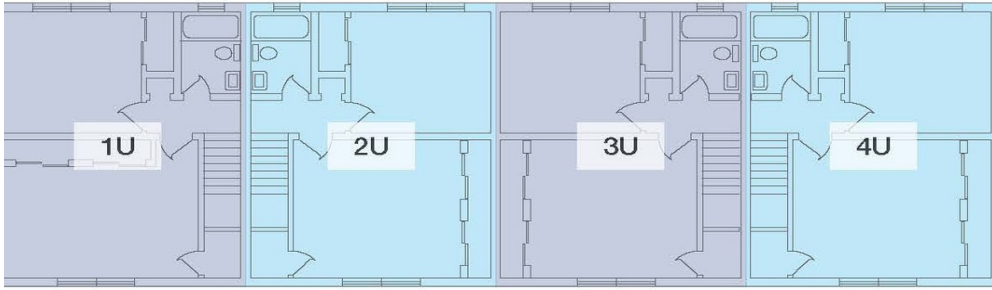
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FLOOR PLANS



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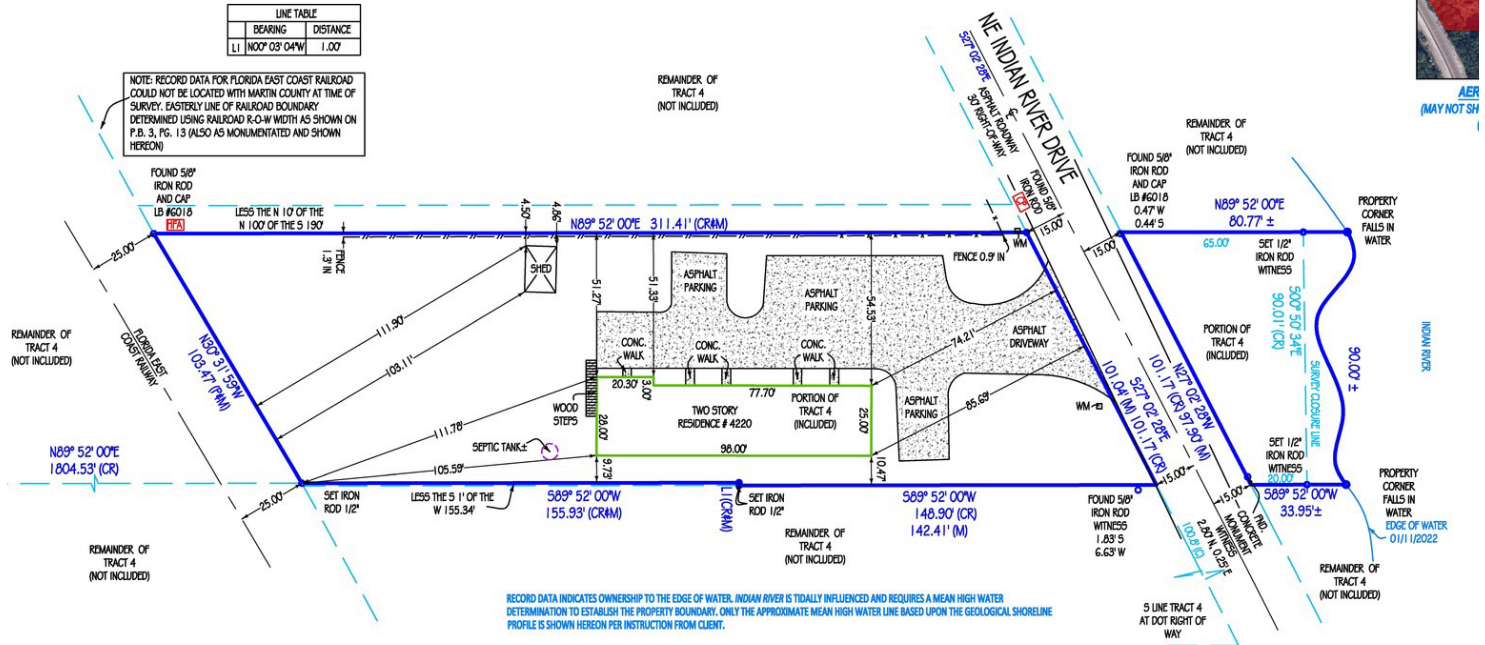
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SURVEY

KEY:	PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
◊ BOUNDARY	CONDOMINIUM
◊ ALTANPS	SPECIAL PURPOSE
◊ CONSTRUCTION	PURCHASE/REFINANCE
◊ TOPOGRAPHIC	

LINE TABLE	
BEARING	DISTANCE
LI N00° 03' 04"W	1.00'

NOTE: RECORD DATA FOR FLORIDA EAST COAST RAILROAD COULD NOT BE LOCATED WITH MARTIN COUNTY AT TIME OF SURVEY. EASTERLY LINE OF RAILROAD BOUNDARY DETERMINED USING RAILROAD R-O-W WIDTH AS SHOWN ON P.B. 3, PG. 13 (ALSO AS MONUMENTED AND SHOWN HEREON)



(POINT OF ROTATION) *HFA* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. BEEN PREPARED FOR A PURCHASE OR REFERENCE. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. EARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS, ESPECIALLY SHOWN.

Elevations, if shown:	Revisions:
Benchmark:	
Benchmark Elev:	
Benchmark Datum:	
Elevations on Drawing are in:	
N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input type="checkbox"/>	

Job Nr: 133843-SE Date of Field Work: t

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):	
A or AL = ARC LENGTH	PI = POINT OF INTERSECTION
CA = CENTRAL ANGLE	PT = POINT OF TANGENCY
CAH = CABLE TV RISER	PC = POINT OF CURVE
CF = CALCULATED FROM FIELD	PRC = POINT OF REVERSE CURVE
CR = CALCULATED FROM RECORD	POC = POINT OF COMPOUND CURVE
CH = CHAINED DISTANCE	POB = POINT OF BEGINNING
CL = CLEARANCE	POC = POINT OF COMMENCEMENT
CONC. = CONCRETE	PH = POOL HEATER
DE = DRAINAGE EASEMENT	PP = POOL PUMP
EL = ELEVATION	R = RADIUS
EM = ELECTRIC METER	SEC = SECTION
FR = FOUND IRON ROD	TWP = TOWNSHIP
FN = FOUND NAIL	FRNG = RANGE
FO = FOUND	QTR = QUARTER
L = LEGAL DESCRIPTION	TR = TELEPHONE RISER
M = MEASURED	UE = UTILITY EASEMENT
MC = OVERHEAD CABLE	UP = UTILITY POLE
P = PLAT	WM = WATER METER
	WV = WATER VALVE

BEARING REFERENCE:
CENTER LINE OF NE INDIAN RIVER DRIVE AS S27° 02' 28"E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):	
☉ = UTILITY POLE	⊕ = WELL
☆ = LIGHT POLE	⊙ = CENTER LINE
⊙ = CATCH BASIN	⊕ = HANDICAP PARKING SPACE
⊕ = FIRE HYDRANT	⊕ = PARTY WALL
⊕ = MANHOLE	⊕ = SEC. QTR. CORNER
⊕ = WATER VALVE	⊕ = SECTION CORNER
⊕ = WATER METER	

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF 1 REVIEWED THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
- NO NOTABLE CONDITIONS FOUND.

LINES/TYPES:	
—	BOUNDARY
—	BUILDING
—	EASEMENT
—	CHAIN LINK FENCE
—	WOOD FENCE
—	PLASTIC FENCE
—	OVERHEAD CABLE

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.LandtecSurvey.com

LANDT SURVEY
PROUDLY SERVING FLORIDA'S LAND TITLE
LICENSED BUSINESS No. 8007

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Leesburg, VA. 20176
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Stuart, FL 34994

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TAX MAP AERIAL



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AERIAL MAP



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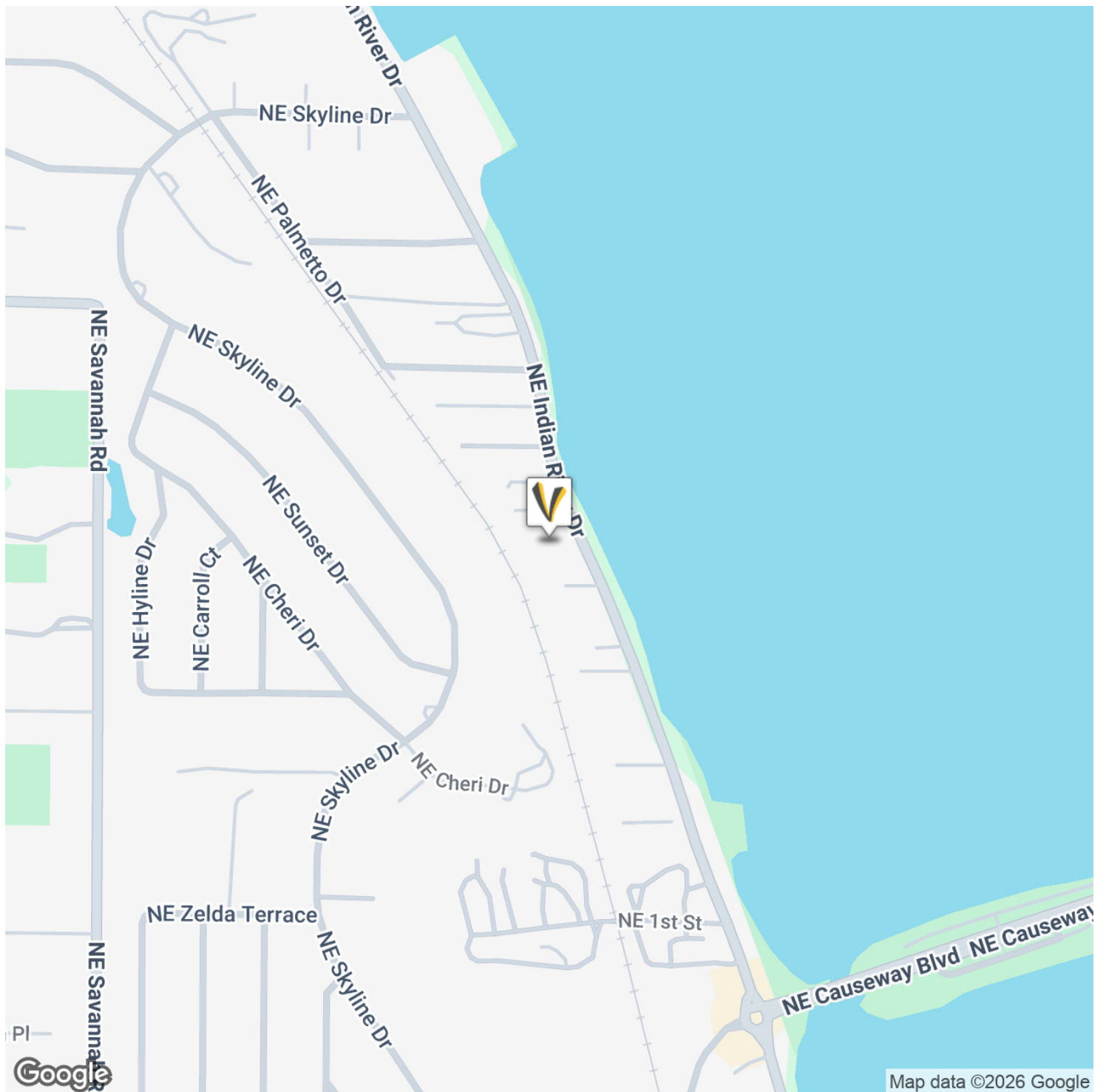
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LOCATION MAP



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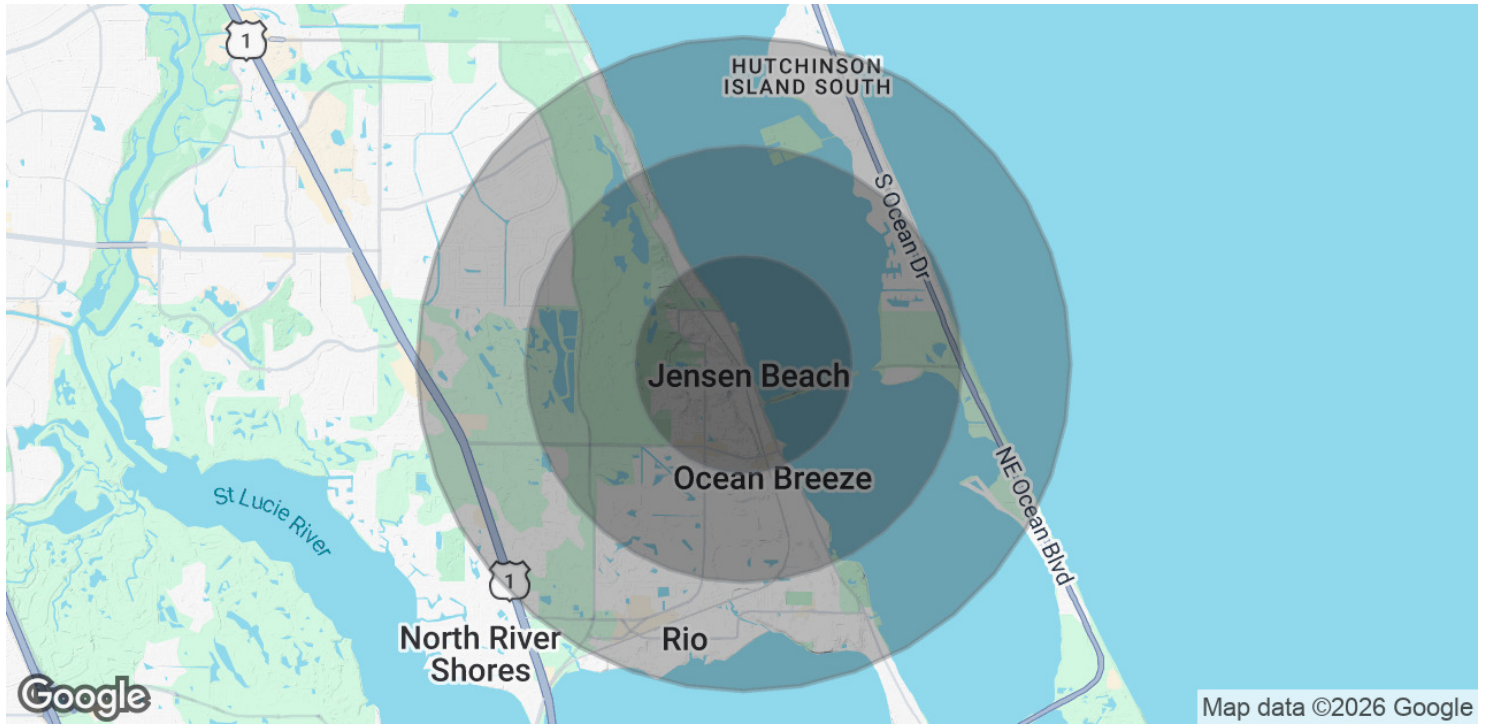
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,425	13,195	27,373
Average Age	54.8	54.3	52.2
Average Age (Male)	55.0	52.7	51.2
Average Age (Female)	51.8	54.8	52.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,446	9,056	18,023
# of Persons per HH	1.7	1.5	1.5
Average HH Income	\$82,101	\$55,426	\$56,748
Average House Value	\$278,230	\$239,777	\$261,272

2020 American Community Survey (ACS)



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