

\$2,750,000 - 1251 Dixie Cutoff Road, Stuart

MLS® #M20050123

\$2,750,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.37 Acres

M2 - Downtown Stuart, Stuart,

This 6,700 SF light industrial building is 100% occupied. This is a true passive investment, backed by a global tenant and structured as an absolute triple net (NNN) lease. Landlord expenses? None. Tenant covers property taxes, insurance, and all operating costs, leaving you with pure net income. The lease terms deliver predictable returns starting at \$115,575 annually, and growing each year, making it a safe haven for capital with better upside than a bond or CD. Positioned just outside Downtown Stuart, this property benefits from excellent logistics access & a stable, demand-driven market. With no deferred maintenance, a clean lease structure, & a high-quality tenant in place, this asset is ideal for investors seeking long-term, set-it-and-forget-it income w/ underlying real estate value.

Built in 1966

Essential Information

MLS® #	M20050123
Price	\$2,750,000
Bathrooms	0.00
Acres	0.37
Year Built	1966
Type	Commercial Sale
Sub-Type	Retail
Status	Active



Community Information

Address	1251 Dixie Cutoff Road
Area	8 - Stuart N of Indian St
Subdivision	M2 - Downtown Stuart
City	Stuart
County	Martin
Zip Code	34994

Amenities

Utilities	Electricity Available, Sewer Available, Water Available, Natural Gas Available
Parking Spaces	15

Interior

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	0.37 Acres, 135x144x116x116
Construction	Block, Concrete, Stucco

Listing Details

Listing Office	Treasure Coast Management Spec
----------------	--------------------------------

The data relating to real estate for sale on this web site comes in part from a cooperative data exchange program of the Realtor® Association of Martin County, Inc. MLS. Real estate listings held by brokerage firms other than [INSERT BROKER NAME] are marked with the IDX logo (Broker Reciprocity) or name and detailed information about such listings includes the name of the listing brokers. Data provided is deemed reliable but is not guaranteed. IDX information is provided exclusively for consumers' personal, non-commercial use, that it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Copyright 2025 Realtor® Association of Martin County, Inc. MLS. All rights reserved.

Listing information last updated on November 3rd, 2025 at 8:45pm EST