

KEY VACA CENTER (Leasehold)

10045-55 Overseas Highway, Marathon, FL



OFFERED AT:
\$7,500/mo



Curtis A Skomp, CCIM
cskomp@remax.net
305-304-0084



Greg & Rosanne Dully
GregDully@RemaxCommercialTeam.com
(305) 900-4232

www.FloridaKeysCommercial.com

98880 Overseas Highway, Key Largo, FL 33037
517 Duval Street Ste. #200, Key West, FL 33040

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Executive Summary

RE/MAX All Keys Real Estate is Pleased to Offer For Sale:

KEY VACA CENTER (Leasehold)

10045-55 Overseas Highway,
Marathon, FL

Property Highlights:

- Space Size: Approx. 4,020 SF (\approx \$23/SF at \$7,500/month)
- 212 Feet of highway frontage

Landlord Work (Included):

- Furnish and install new A/C system
- Close up floor as needed
- Furnish ADA-compliant restroom
- Install sheetrock ceiling and perimeter walls
- Furnish and install flooring
- Install stair railing

Tenant Responsibility (Interior Build-Out):

- Interior office build-out
- Lighting & electrical outlets
- Data/low-voltage

Space Flexibility:

- Space may be divided, with landlord performing same level of base work
- If divided, landlord would seek a higher rent per square foot



Property:

KEY VACA CENTER (Leasehold)
10045-55 Overseas Highway, Marathon, FL

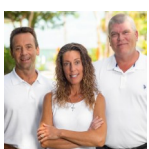
Specifications:

MLS #:	
Stories:	2
Lot Size:	10,288
Leasable Building Size:	4,020 SF
Flood Zone:	AE Flood Zone
Zoning:	MU- Mixed Use
Construction:	C.B.S

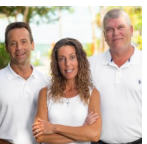
Exceptional opportunity to lease approximately 4,020 SF of versatile commercial space in a prime Upper Keys location. Offered at just \$7,500/month, this spacious unit provides outstanding value at roughly \$23/SF—a rare find for this market. The landlord will deliver a beautifully improved space including a brand-new A/C system, ADA-compliant restroom, sheetrock ceiling, perimeter walls, new flooring, and stair railing, giving tenants a solid foundation to customize their ideal layout.

Tenants are responsible for final office build-out, lighting, electrical, and data; estimated costs range from \$75,000–\$100,000, with the landlord offering interest-free amortization—a major advantage for businesses seeking affordability and flexibility. The space may also be divided to accommodate a variety of uses, with adjusted rental terms.

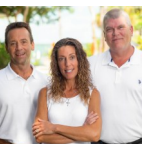
Whether you're expanding, relocating, or launching a new concept in the Florida Keys, this property offers the visibility, size, and build-out potential needed to bring your vision to life. Don't miss this opportunity to secure one of the area's best commercial values.



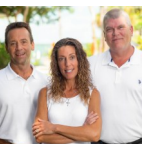
Property Photos



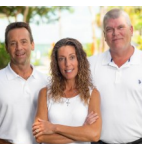
Property Photos



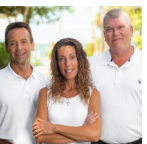
Property Photos



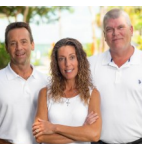
Property Photos



Property Photos



Property Photos



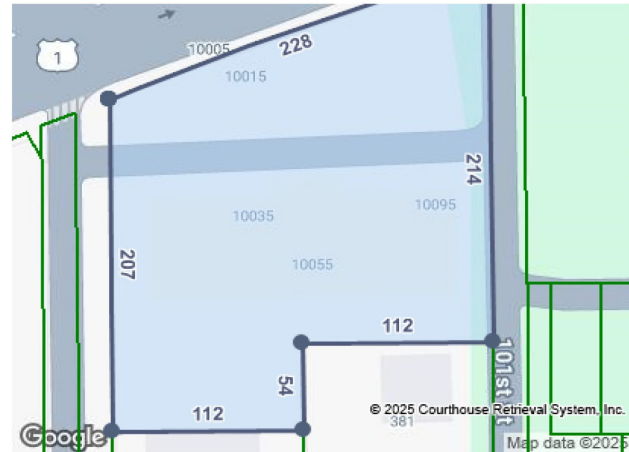
Property Reports



Greg Dully
RE/MAX Commercial Team All Keys Real Estate
305-900-4232
GregDully@RemaxCommercialTeam.com
Matthew 5:16



Friday, November 28, 2025



LOCATION

Property Address	10095 Overseas Hwy Marathon, FL 33050-3336
Subdivision	Farara Shores
County	Monroe County, FL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	00352700-000100
Alternate Parcel ID	8743645
Key	Marathon
District/Ward	51Cm
2020 Census Trct/Bik	9711/1
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Office Buildings 1 Story
Improvement Type	Office Bld-1 Story
Square Feet	10288

CURRENT OWNER

Name	Key Vaca Center LLC
Mailing Address	17013 Coral Dr Summerland Key, FL 33042-3641

SCHOOL ZONE INFORMATION

Stanley Switlik Elementary School	3.4 mi
Elementary: Pre K to 5	Distance
Marathon Middle High School	2.8 mi
Middle-High: 6 to 12	Distance

SALES HISTORY THROUGH 11/10/2025

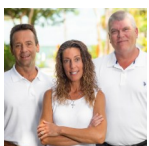
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/13/2020	\$2,700,000	Key Vaca Center LLC	Oxford Business III Corporation	Warranty Deed		3003/2437 2252221
11/8/2004	\$2,912,000	Oxford Business III	Broberg Jr Dewey O & Broberg Mary Lou	Warranty Deed		2059/2053 1479628
1/1/1994	\$1					1288/793
6/1/1988	\$140,000			Warranty Deed		1058/1333

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$1,166,239	Assessed Land	\$1,166,239



10045-55 Overseas Highway, Marathon, FL
Curtis A Skomp CCIM - (305)304-0084 cskomp@remax.net
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Property Reports

Appraised Improvements	\$1,577,428	Assessed Improvements	\$1,577,428
Total Tax Appraisal	\$2,743,667	Total Assessment	\$2,743,667
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024			\$25,021.83
2023			\$24,361.58
2022			\$22,513.93
2021			\$22,837.98
2020			\$19,331.08
2019			\$17,900.98
2018			\$15,731.89
2017			\$13,033.58
2016			\$13,944.30
2015			\$13,881.74
2014			\$13,097.38
2013			\$13,131.26
2012			\$12,951.15

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/18/2024	\$250,000	Key Vaca Center LLC	Td Bank	3281/2181 2466177
01/13/2020	\$680,500	Key Vaca Center LLC	Td Bank	3003/2439

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

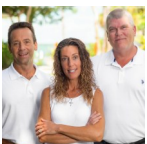
Type	Office Bld-1 Story	Condition	Good	Units
Year Built	1991	Effective Year	2015	Stories 2
BRs		Baths	F H	Rooms

Total Sq. Ft. 10,288

Building Square Feet (Living Space)	Building Square Feet (Other)
Floor Living Area 10288	Open Porch Finished -Upper Level 932
	Open Porch Unfinished -Upper Level 42
	Utility Building Finished 788
	Open Porch Custom Finished 1664
	Covered Parking Finished 10110

- CONSTRUCTION

Quality	350 / Range 50-810(Best)	Roof Framing	Gable/Hip
Shape		Roof Cover Deck	Metal
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Cerm/Clay Tile



Property Reports

Foundation	Conc Pilings	Interior Finish	Drywall
Floor System		Air Conditioning	
Exterior Wall	Rein Concrete	Heat Type	Fcd/Air Ducted
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	2300 SF	1991	
Asphalt Paving	180X64	2003	
Tile Patio	44X20	1990	
Custom Patio	126 SF	1991	
Conc Patio	264 SF	1990	

PERMITS

PROPERTY CHARACTERISTICS: LOT

Land Use	Office Buildings 1 Story	Lot Dimensions	
Block/Lot	1/1	Lot Square Feet	49,585
Latitude/Longitude	24.727069°/-81.042814°	Acreage	1.16

PROPERTY CHARACTERISTICS: UTILITIES/AREA

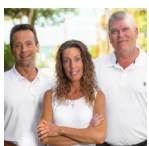
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Farara Shores	Plat Book/Page	0004/0015
Block/Lot	1/1	District/Ward	51Cm
Description	Farara Shores Pb4-15 Key Vaca Pt Tract A & Pt Hazel Lane And Bk 1 Lt 1 And Bk 2 Lot 1 Or357-180/188 Or460-680/81 Or769-1718D/C Or773-249 Or811-713 Or1043-448 Or1058-1333/1334 Or1058-1338 Or1288-793/94 Or2059-2053/55 Or3003-2437		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High	7 Ft	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	12087C1381K	02/18/2005



Property Reports

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00352700-000100
 Account# 8743645
 Property ID 8743645
 Millage Group 51CM
 Location 10095 OVERSEAS Hwy, MARATHON
 Address
 Legal FARARA SHORES PB4-15 KEY VACA PT TRACT A & PT HAZEL LANE AND BK 1 LT 1
 Description AND BK 2 LOT 1 OR357-180/188 OR460-680/81 OR769-1718D/C OR773-249 OR811-713 OR1043-448 OR1058-1333/1334 OR1058-1338 OR1288-793/94 OR2059-2053/55 OR3003-2437
 (Note: Not to be used on legal documents.)
 Neighborhood 10040
 Property Class ONE STORY OFFICE (1700)
 Subdivision FARARA SHORES
 Sec/Twp/Rng 06/66/33
 Affordable No
 Housing



Owner

KEY VACA CENTER LLC
 17013 Coral Dr
 Summerland Key FL 33042

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,324,227	\$1,541,747	\$1,547,461	\$1,581,849
+ Market Misc Value	\$37,969	\$35,681	\$35,681	\$35,681
+ Market Land Value	\$1,297,187	\$1,166,239	\$1,020,459	\$728,900
= Just Market Value	\$2,659,383	\$2,743,667	\$2,603,601	\$2,346,430
= Total Assessed Value	\$2,659,383	\$2,743,667	\$2,581,073	\$2,346,430
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,659,383	\$2,743,667	\$2,603,601	\$2,346,430

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,166,239	\$1,541,747	\$35,681	\$2,743,667	\$2,743,667	\$0	\$2,743,667	\$0
2023	\$1,020,459	\$1,547,461	\$35,681	\$2,603,601	\$2,581,073	\$0	\$2,603,601	\$0
2022	\$728,900	\$1,581,849	\$35,681	\$2,346,430	\$2,346,430	\$0	\$2,346,430	\$0
2021	\$728,900	\$1,495,879	\$35,681	\$2,260,460	\$2,260,460	\$0	\$2,260,460	\$0
2020	\$728,900	\$1,349,158	\$35,727	\$2,113,785	\$1,842,300	\$0	\$2,113,785	\$0
2019	\$679,563	\$1,285,018	\$36,038	\$2,000,619	\$1,674,819	\$0	\$2,000,619	\$0
2018	\$719,833	\$1,208,105	\$20,696	\$1,948,634	\$1,522,563	\$0	\$1,948,634	\$0

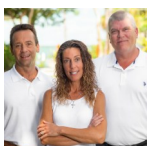
The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	49,585.00	Square Foot	0	0



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Property Reports

Buildings

Building ID	44071	Exterior Walls	REIN CONCRETE
Style	2 STORY ELEV FOUNDATION	Year Built	1991
Building Type	OFF BLDG-1 STY-B / 17B	EffectiveYearBuilt	2015
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	23824	Roof Type	GABLE/HIP
Finished Sq Ft	10288	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	632	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	13	Grade	350
Interior Walls	DRYWALL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	10,110	0	0
OPX	EXC OPEN PORCH	1,664	0	0
FLA	FLOOR LIV AREA	10,288	10,288	0
OUU	OP PR UNFIN UL	42	0	0
OUF	OP PRCH FIN UL	932	0	0
SBF	UTIL FIN BLK	788	0	0
TOTAL		23,824	10,288	0

Yard Items

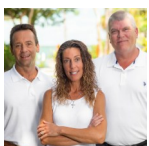
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1990	1991	0 x 0	1	264 SF	2
TILE PATIO	1990	1991	20 x 44	1	880 SF	3
CUSTOM PATIO	1991	1992	0 x 0	1	126 SF	3
ASPHALT PAVING	1991	1992	0 x 0	1	2300 SF	2
ASPHALT PAVING	2003	2004	64 x 180	1	11520 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/13/2020	\$2,700,000	Warranty Deed	2252221	3003	2437	01 - Qualified	Improved		
11/8/2004	\$2,912,000	Warranty Deed		2059	2053	M - Unqualified	Improved		
1/1/1994	\$1	Warranty Deed		1288	0793	M - Unqualified	Vacant		
6/1/1988	\$140,000	Warranty Deed		1058	1333	Q - Qualified	Vacant		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
P-24-1281	01/10/2025	Active	\$150,000	Commercial	Interior remodel to an existing office space, Unit 10025. Includes mechanical, electrical and plumbing changes.
P-24-825	08/06/2024	Completed	\$14,000	Commercial	REPLACE SERVICE - 11 GANG METER CENTER IN ELECTRICAL ROOM - SAME FOR SAME
P-24-704	07/10/2024	Completed	\$800	Commercial	INSTALL REAL ESTATE SIGN
P-23-912	09/11/2023	Completed	\$18,500	Commercial	REMOVE & MOVE LOCATION OF NON-LOAD BEARING PARTITION WALLS TO CHANGE OFFICE LAYOUT.
P-23-536	06/02/2023	Completed	\$99,050	Commercial	INSTALL IMPACT STORE FRONT DOORS WITH SIDELITES AND TRANSOMS
P-21-642	07/29/2021	Completed	\$30,000	Commercial	REMOVAL OF EXISTING AND INSTALLATION OF NEW MONUMENT POLE SIGN ON HIGHWAY. 17' CLOSER TO HIGHWAY. 100 SF OF 100 SF SIGNAGE ALLOWABLE PER SIDE. 200 SF SIGNAGE TOTAL. CONNECTION TO EXISTING POWER
P2020-1095 / P-20-2713	11/25/2020	Completed	\$78,000	Commercial	RE-ROOF - REMOVE & REPLCE WITH POLYGLASS PEEL & STICK BASE SHEET & INSTALL 5V CRIMP METAL ROOF / REV#1- INSTEAD OF 5V CRMP METAL - INSTALLING 1" SNAPLOCK STANDING SEAM METAL
P2018-0027	01/08/2018	Completed	\$39,000	Commercial	CHANGE OF A/C UNITS, SAME FOR SAME - 3 TON (12 UNITS)
P2015-0940	07/27/2015	Completed	\$14,900	Commercial	REPLACE EXISTING WHEELCHAIR LIFT
P2015-0937	07/17/2015	Completed	\$8,047	Commercial	RELOCATE ADA COUNTER AND RELOCATE EXISTING COUNTER, INSTALL ACOUSTIC TILES
P2014-0829	07/07/2014	Completed	\$26,296	Commercial	INTERIOR PAINT, COUNTERTOPS, DOOR OPENINGS, FLOOR REPAIR, ELECTRICAL OUTLETS AND ADA PARKING
P2011-0767	06/01/2011	Completed	\$2,191	Commercial	REPLACE EXISTING 3 TON CONDENSING UNIT
P2007-327	03/22/2007	Completed	\$4,999	Commercial	RELOCATE INTERIOR NON BEARING WALL
P2006-899	06/01/2006	Completed	\$4,875	Commercial	REPL 3 TON CONDENSING UNITS/1 AIR HANDLER
P2006-897	05/31/2006	Completed	\$2,100	Commercial	REPL 4 TON C/U WITH NEW
p2005-670	05/03/2005	Completed	\$1,600	Commercial	frepl 10 seer 4t c/u with new tie into existing elec lineset etc
P2005-261	02/11/2005	Completed	\$7,000	Commercial	ERECT STANDING DECK/STAIRS
p20041448	09/07/2004	Completed	\$1,415	Commercial	repl air handler
P2003-0222	03/12/2003	Completed	\$7,500	Commercial	ASPHALT
942861	06/01/1994	Completed	\$20,000	Commercial	INTERIOR RENOVATIONS

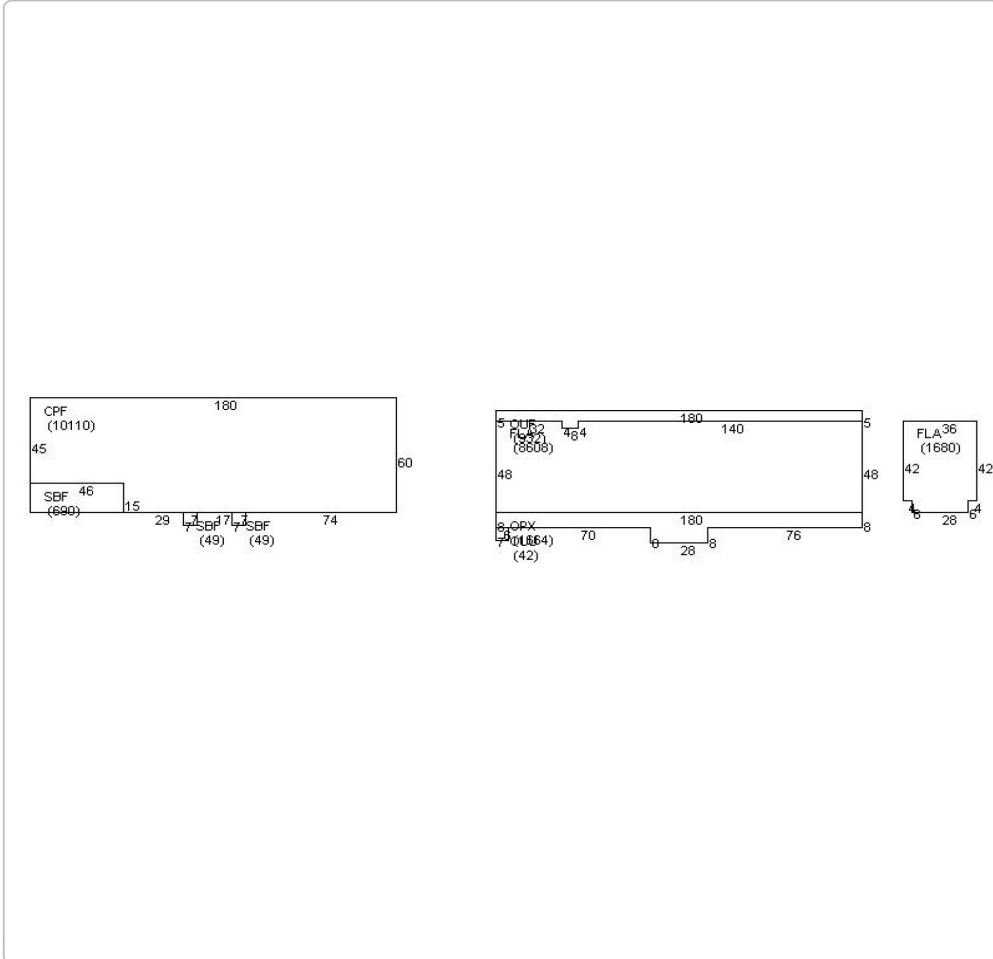


Property Reports

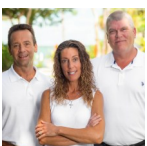
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Property Reports

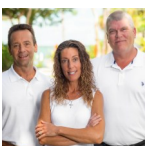
Map



TRIM Notice



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Last Data Upload: 11/28/2025, 1:50:36 AM



2025 Tax Bill



Sam C. Steele C.F.C.
Monroe County Tax Collector

2025 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE	PROPERTY ID #
8497962		50VI	8497962

VACATION BOAT RENTALS OF THE FLORIDA
KEYS INC
5628 W Shaddelee Ln
Fort Myers, FL 33919-2532

00410540000200136337
200 TREASURE HARBOR Rd

TREASURE HARBOR SECTION 1 PLANTATION KEY
PB4-44 PT OF MC KEES MUSEUM OF SUNKEN
TREASURE INC T

Paid 11/28/2025 \$24,125.21
Receipt # WRB-25-00021889
Paid By VACATION BOAT RENTALS

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
SCHOOL STATE LAW	305-293-1400	2,691,602	0	2,691,602	1.0490	2,823.49
SCHOOL LOCAL BOARD	305-293-1400	2,691,602	0	2,691,602	1.8980	5,108.66
GENERAL FUND	305-292-4473	2,691,602	0	2,691,602	0.9157	2,464.70
F&F LAW ENFORCE JAIL	305-292-7017	2,691,602	0	2,691,602	1.7457	4,698.73
HEALTH CLINIC	305-293-7500	2,691,602	0	2,691,602	0.0315	84.79
MOSQUITO CONTROL	305-292-7190	2,691,602	0	2,691,602	0.3999	1,076.37
ISLM VILLAGE OF ISLAND	305-664-6400	2,691,602	0	2,691,602	2.6500	7,132.75
SFWM DIST	800-432-2045	2,691,602	0	2,691,602	0.0948	255.16
OKEECHOBEE BASIN	800-432-2045	2,691,602	0	2,691,602	0.1026	276.16
EVERGLADES CONST PR.	800-432-2045	2,691,602	0	2,691,602	0.0327	88.02
AD VALOREM TAXES:					8.9199	\$24,008.83

BILL EXPRESS
SCAN TO PAY ONLINE!

WWW.MONROETAXCOLLECTOR.COM
GET BILLS BY EMAIL

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	TELEPHONE	UNITS	AMOUNT
ISLAMORADA STORMWATER	305-664-6445	1.770	56.64
ISLA REMAINING SERVICE AREA RS/	305-664-6445	0.000	532.48
ISLA REMAINING SERVICE AREA RS/	305-664-6445	0.000	532.48
NON-AD VALOREM ASSESSMENTS:			\$1,121.60

TOTAL COMBINED TAXES AND ASSESSMENTS:
\$25,130.43



Sam C. Steele C.F.C.
Monroe County Tax Collector

PO BOX 1129, KEY WEST, FL 33041-1129
305-295-5000

RETURN THIS PORTION

VACATION BOAT RENTALS OF THE FLORIDA
KEYS INC
5628 W Shaddelee Ln
Fort Myers, FL 33919-2532

ACCOUNT #
8497962

2025 Paid Real Estate

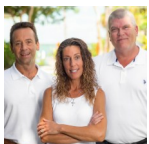
PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2025	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

• PLEASE DO NOT WRITE BELOW THIS LINE •
PLEASE MAKE CHECKS PAYABLE TO:
SAM STEELE, TAX COLLECTOR
U.S. FUNDS ONLY

Paid 11/28/2025 Receipt # WRB-25-00021889 \$24,125.21
Paid By VACATION BOAT RENTALS



10045-55 Overseas Highway, Marathon, FL
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Floor Plan

PROJECT SUMMARY:

INTERIOR REMODEL TO AN EXISTING OFFICE SPACE

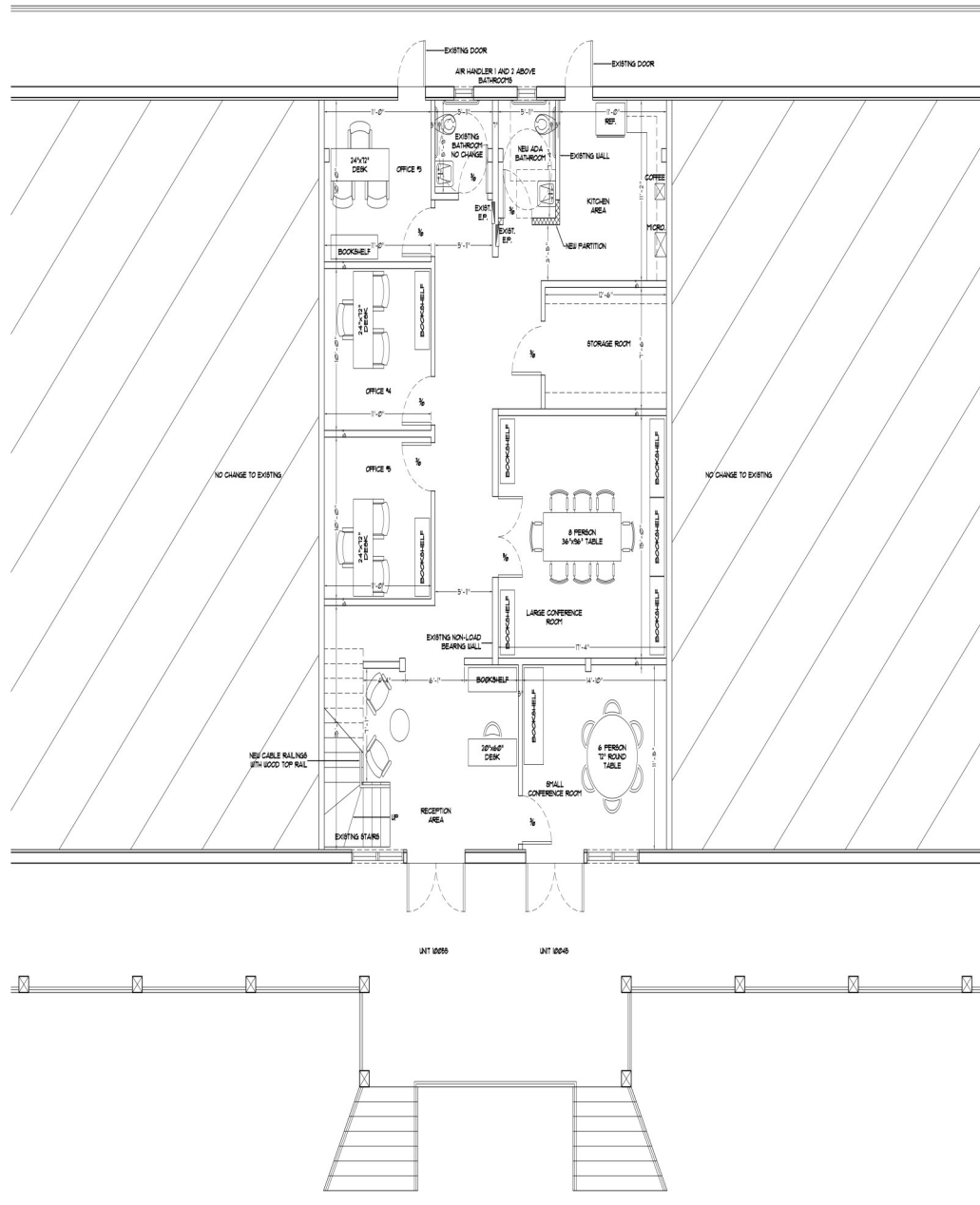
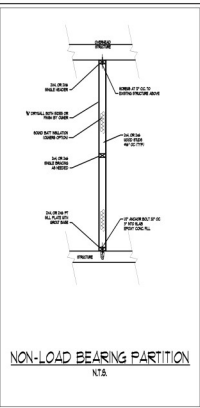
EXISTING SQUARE FOOTAGE:
AIR CONDITIONED SPACE = 803 S.F.

SCOPE OF WORK:

1. NO CHANGE TO BUILDING FOOTPRINT OR A.C. SPACE.
2. NO CHANGE TO IMPERVIOUS AREA.
3. INTERIOR REMODEL ONLY, OF 1 EXISTING UNIT.
4. RE-CONSTRUCT NEW NON-LOAD BEARING WALL IN BETWEEN TWO UNITS. (10045 AND 10055)
5. ALL NEW FLOORING THROUGHOUT.
6. NEW CABLE RAILINGS AT EXISTING STAIRS.
7. REMODEL EXISTING BATHROOM TO CONFORM TO ADA REQUIREMENTS.

WALL LEGEND:

- 8" CMU EXTERIOR WALLS (EXISTING)
- 2x4 INTERIOR WALLS (NEW)



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

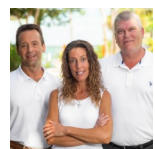


DATE	11/01/2025
REVISION	PRELIMINARY
NO.	1
AS SHOWN	
D.C.D.	
C.D.	
20251101	
SCALE:	
CHECKED BY:	
309110	
FLOOR PLAN - UNIT 10045 AND 10055 KEY VACA CENTER LLC 10095 OVERSEAS HIGHWAY MARATHON, FLORIDA	
A-3	

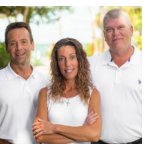
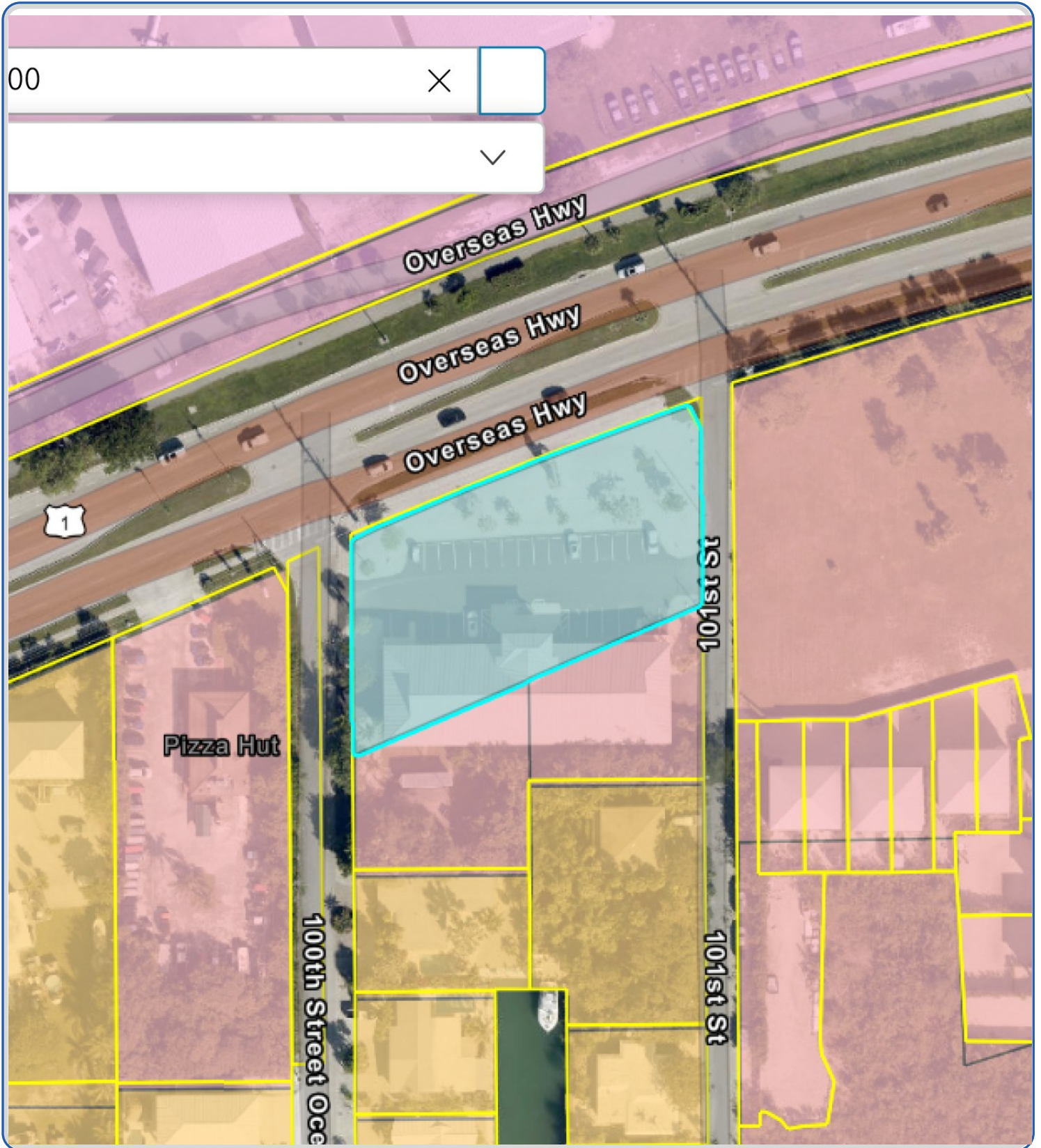
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Zoning Map-MU Mixed Use

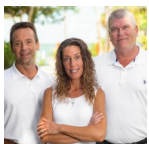


Zoning Definition – MU Mixed Use

Sec 103.09 Mixed-Use Districts

The City of Marathon has two (2) commercial districts to accommodate commercial and retail uses. The commercial areas are divided into the *Mixed-use (MU) Zoning District* and the *Mixed-use-Maritime (MU-M) Zoning District*.

- A. *Mixed-use (MU) Zoning District*. The MU zoning district is designed to accommodate a wide variety of commercial and retail activities that will result in the most efficient and attractive use of the City's historic business district and the US 1 corridor, in an effort to recognize the role of US1 as the City of Marathon's "Main Street". Specifically, this district provides for land uses that have a strong pedestrian-oriented character, with a mixture and concentration of specialty shopping, transient lodging, retail, personal service, restaurant, cultural, fishing industry, affordable housing and entertainment uses in the Old Town area. The MU district also provides for large-scale retail and commercial business opportunities in other areas, including larger shopping centers, specialty shopping centers, individual multi-tenant commercial buildings, automobile services and sales, fast food restaurants, affordable housing residential uses, transient lodging and other retail establishments that serve the community at large. The (MU) district is designated within the Mixed-use Commercial (MUC) future land use category on the Future Land Use Map (FLUM).
- B. *Mixed-use-Maritime (MU-M) Zoning District*. The MU-M zoning district is intended to establish areas suitable for uses which are essential to the commercial maritime industry, including sales and service of fishing equipment and supplies, seafood processing, fishing equipment manufacture and treatment, boat storage, restaurants, retail and affordable housing residential uses. The MU district is designated within the Mixed-use Commercial (MUC) future land use category on the Future Land Use Map (FLUM).



Confidentiality Statement

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the RE/MAX Commercial affiliate or by the Seller.

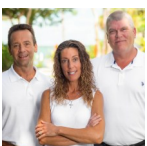
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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



Contact Information

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For more information, please contact our
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