



12 Acres On US #1



7255 US HWY 1
Vero Beach, FL 32967

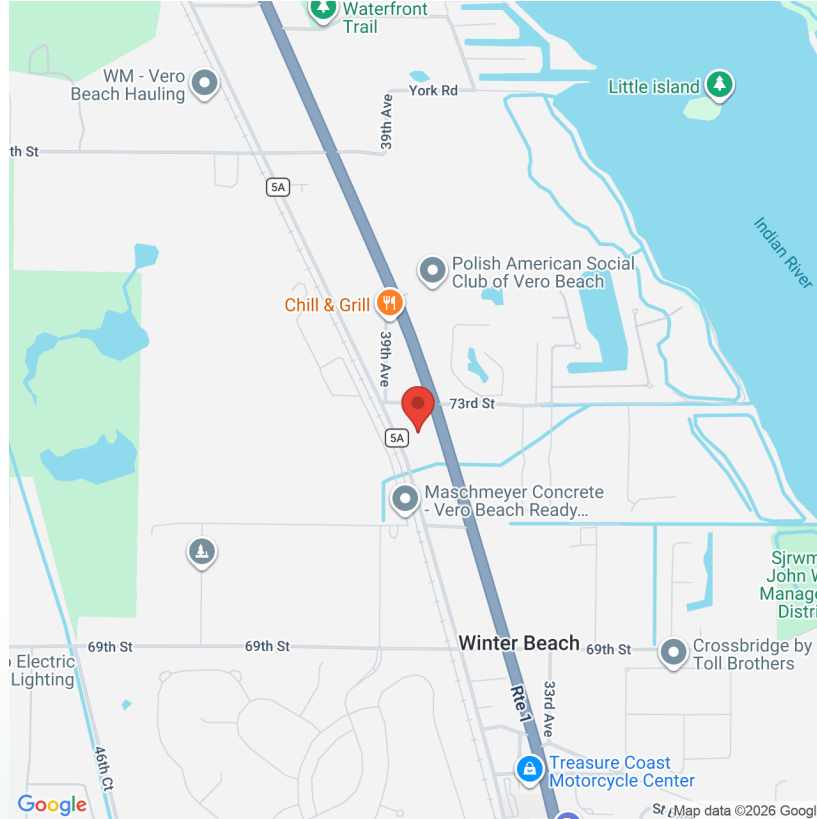
Price
\$1,800,000.00



7255 US HWY 1
Vero Beach, FL 32967

Disclaimer: This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Florida Agri Properties and should not be made available to any other person or entity without the express written consent of Florida Agri Properties. The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Florida Agri Properties has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Florida Agri Properties has not verified, and will not verify, any of the information contained herein, nor has Florida Agri Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide. All potential buyers must take appropriate measures to verify all of the information set forth herein.

- There are two parcels:
- 7255 Us HWY #1
- 7155 US HWY #1





Status:	Active
Price:	\$1,800,000.00
MLS Number:	165944
Type:	Commercial
Lot Size:	(2) 6 Acres for total 12
Zoning Type:	General Commercial (CG)
Flood Zone:	Zoned X
Taxes / Year:	12,920 For Both Parcels / 2018
Traffic Volume:	30,000
Traffic Volume Year:	2017

12 Acres on US #1, Vero Beach, FL. With 1,306 feet on US #1 and 1,306 On Old Dixie HWY. The property can be sold into two parcels, 6 Acres each. Total Traffic Count is 30,000 per day.

The property is North of 53rd 2.35 miles. Where the Publix, CVS, Walgreen and many other stores are located.

The Property is located between 71st Street & 73 rd Street and ingress and egress from Old Dixie to the West.