



## 12 Acres On US #1



7255 US HWY 1  
Vero Beach, FL 32967

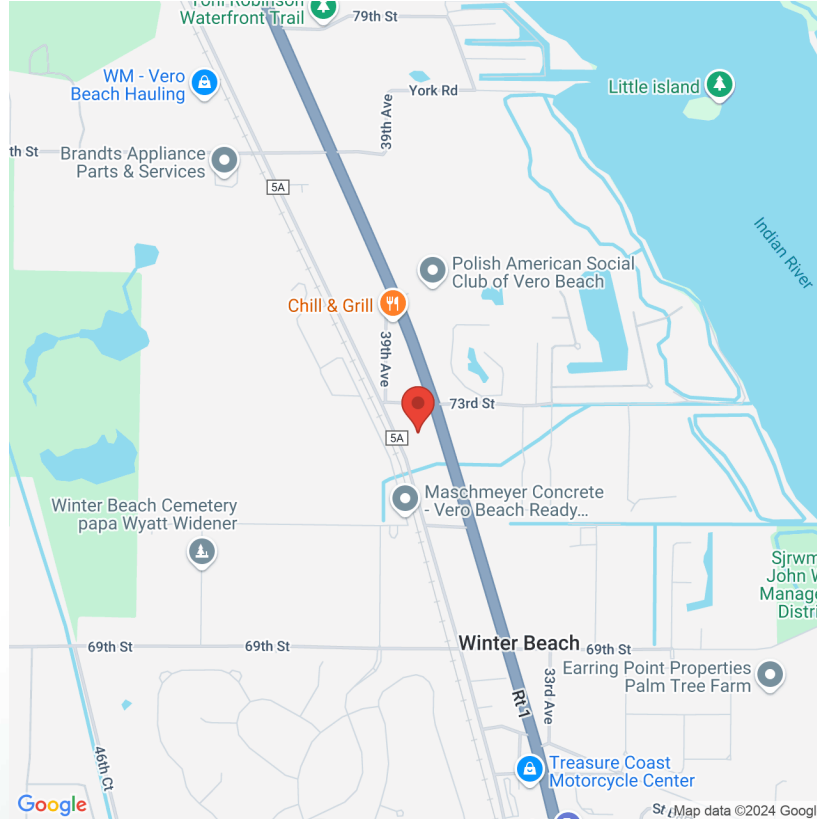
Price  
\$1,800,000.00

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October 18, 2024

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





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