



## 2.08 Acres Commercial Lot



2005 85th CT  
Vero Beach, FL 32966

Price  
\$1,500,000.00

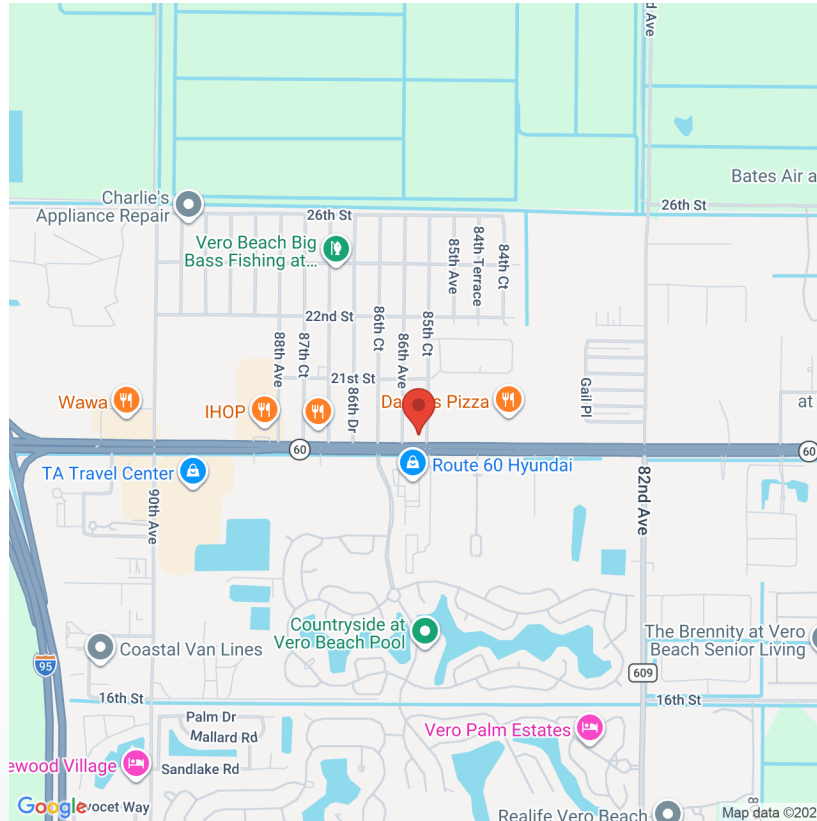


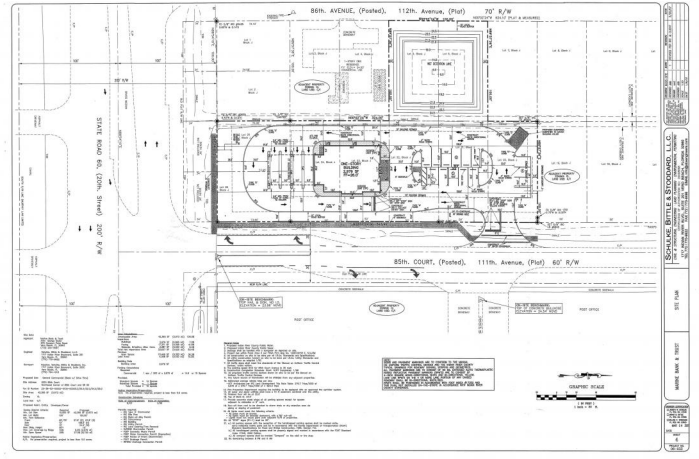
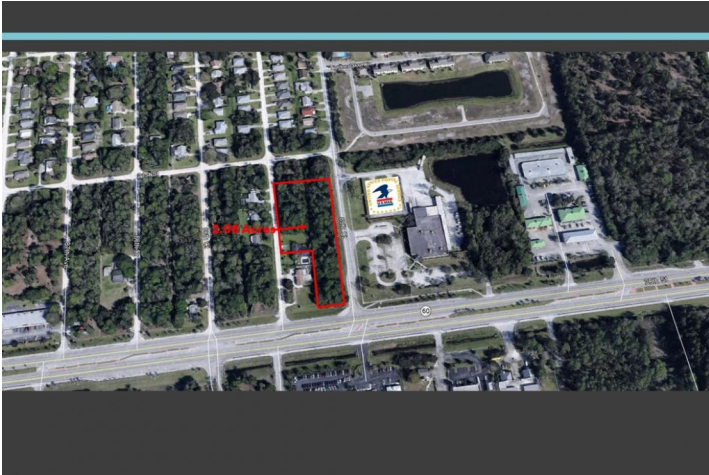
2005 85th CT  
Vero Beach, FL 32966

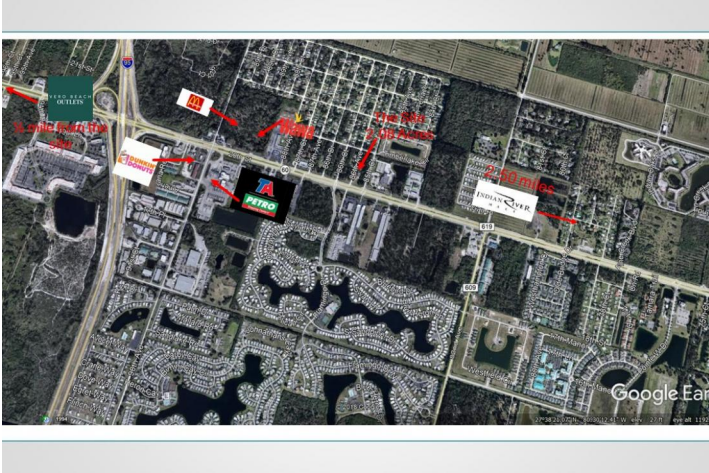
---

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.

- The site consists of two lots the front Parcel is 1.05 acres Asking Price \$975,000
- the back Parcel is 1.03 acres. Asking Price: \$525,000
- The site is zoned (CL) Light Commercial.
- Great traffic count: 2018 Traffic Volume 30,143. Water and Sewer in front of the site.







<b>Status:</b>	Active
<b>Price:</b>	\$1,500,000.00
<b>Type:</b>	Commercial
<b>Square Footage:</b>	90,604
<b>Lot Size:</b>	2.08
<b>Type of Electric:</b>	Florida Power Light
<b>Zoning Type:</b>	Commercial
<b>Traffic Volume:</b>	30,000 per day
<b>Traffic Volume Year:</b>	2018

The site consists of two lots the front Parcel is 1.05 acres Asking Price \$975,000

the back Parcel is 1.03 acres. Asking Price: \$525,000

The site is zoned (CL) Light Commercial.

Great traffic count: 2018 Traffic Volume 30,143. Water and Sewer in front of the site.