



908 E CAUSEWAY BLVD

908 E Causeway Blvd, Vero Beach, FL 32963

SALE



OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	0.55 Acres
Year Built:	1989
Building Size:	3,124 SF
Zoning:	RM-13
Market:	Indian River County
Submarket:	Vero Beach
Price / SF:	\$296.09

PROPERTY HIGHLIGHTS

- Medical Office Building - Investor or Owner/User Opportunity
- 5+ Exam Rooms, 2 Procedure Rooms, Lab, Break Room & Nurse Station
- Excellent Visibility, Easy Access & Ample Parking
- Located in the affluent 32963 Zip Code



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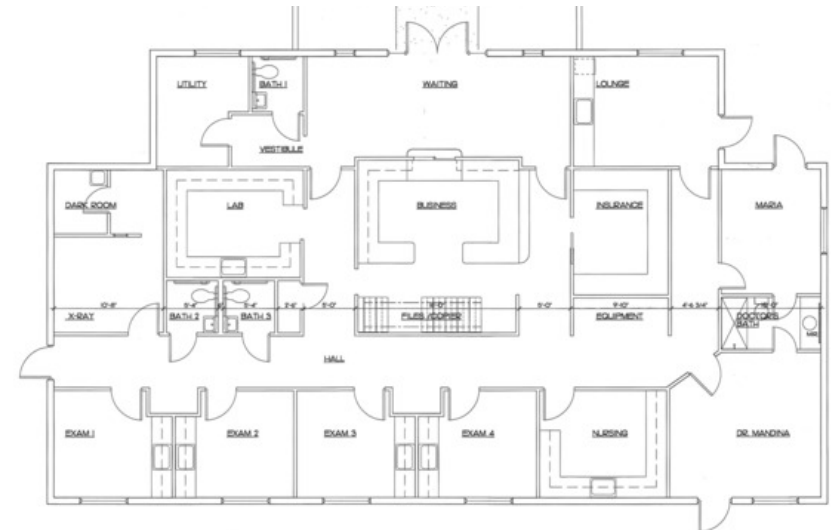
SALE

PROPERTY OVERVIEW

A 3,124/SF Class A Medical Office Building. This is a rare opportunity to acquire one of only a few medical office buildings located in the affluent 32963 zip code. The building consists of a large waiting room, 5+ exam rooms, Nursing Station, Lab, Bank Office, 2 Private Offices, & Large Storage Attic. The building sits on a +/-1/2 acre site that provides great street visibility and ample parking.

LOCATION OVERVIEW

Located just East of the intersection of A1A and 17th Street. Vero Beach is on Florida's treasure coast, with an estimated population of over 150,000 residents. Vero Beach consists of 13.1 square miles and is located approximately 70 miles north of Palm Beach. The property is ideal for an owner/user or investor seeking to secure one of the Island's only primer medical office buildings. This is a rare opportunity to secure a highly desirable asset in Vero's 32963 zip code, one of the most affluent submarkets in Florida.



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

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