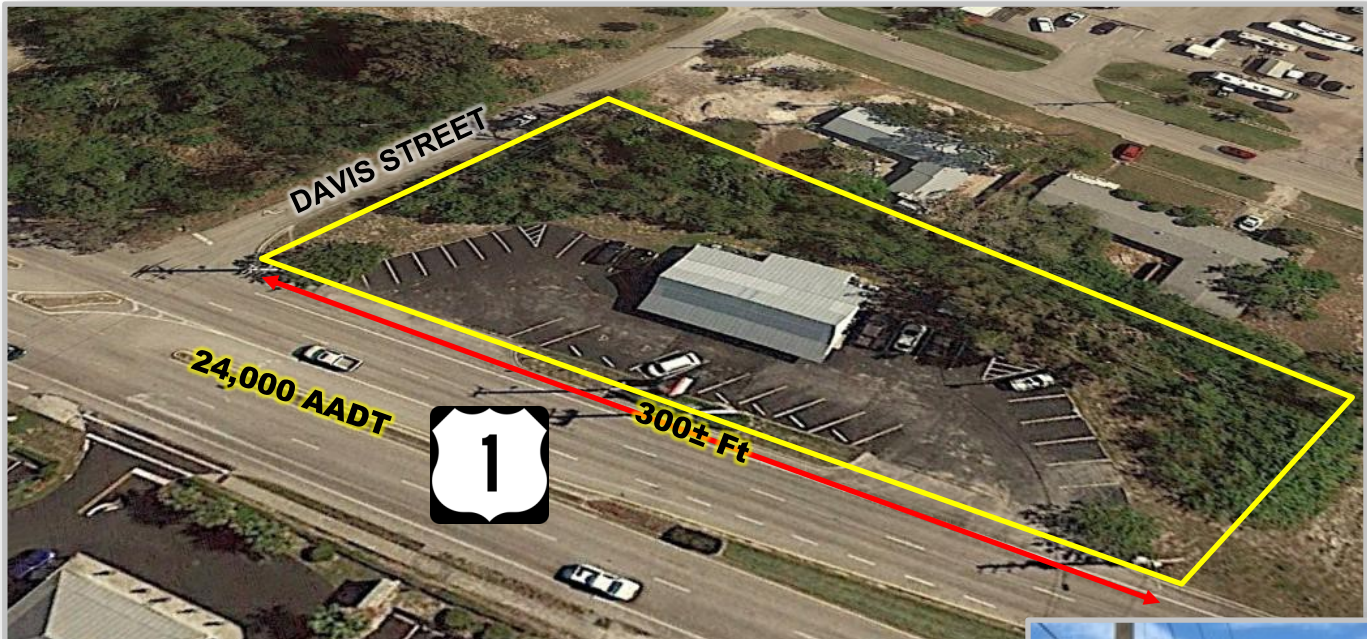


FOR SALE/LEASE

1676 US Highway 1, Sebastian, FL 32958



SLC Commercial
Realty & Development



Property Description:

3,062± SF free standing office building on 1.11 acres. Premier US Highway 1 frontage with large pylon sign. New roof 2016.

LOCATION:	1676 US Highway 1, Sebastian, FL
ZONING:	(CR) Commercial Riverfront, City of Sebastian
PARKING SPACES:	27 Marked Spaces
FRONTAGE:	300± Front Feet on US Highway 1 193± Front Feet on Davis Street
UTILITIES:	Water & Sewer, Indian River County Electric, FPL
DAILY TRAFFIC:	24,000 Vehicle Per Day
REAL ESTATE TAXES:	\$8,887.74

Sale Price **\$695,000**
Lease Rate **\$19.50 PSF Gross**



Christine Skurka, Broker Associate

Cell Phone 772.359.7199

skurka@slccommercial.com



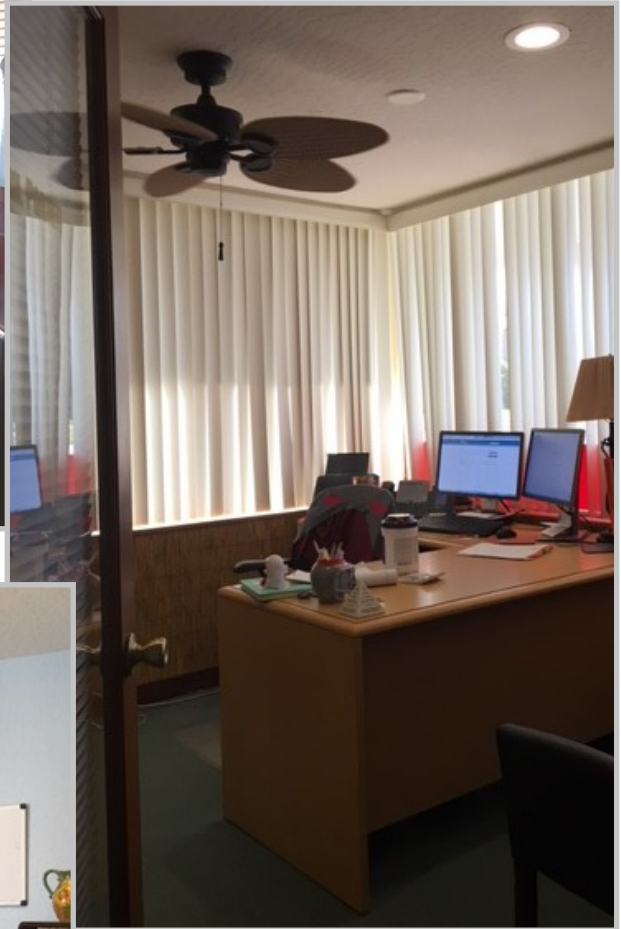
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Photos



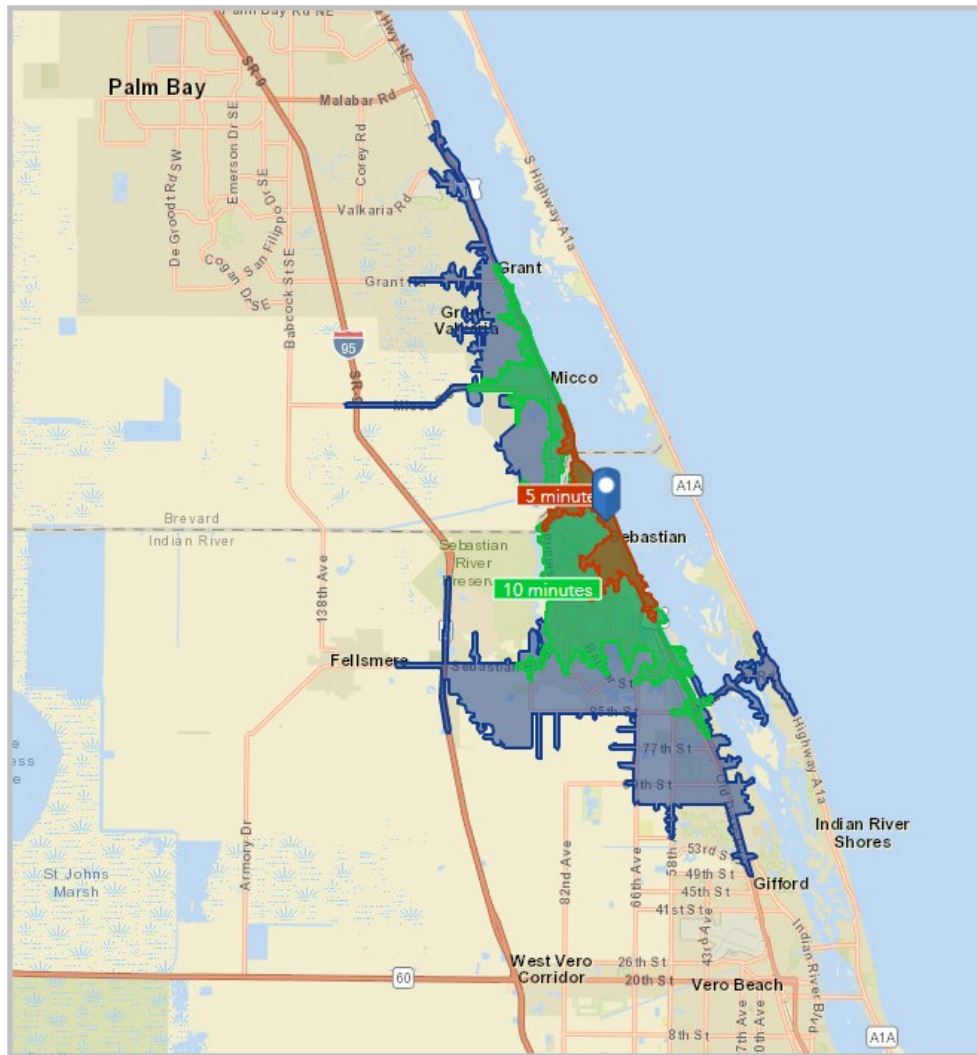
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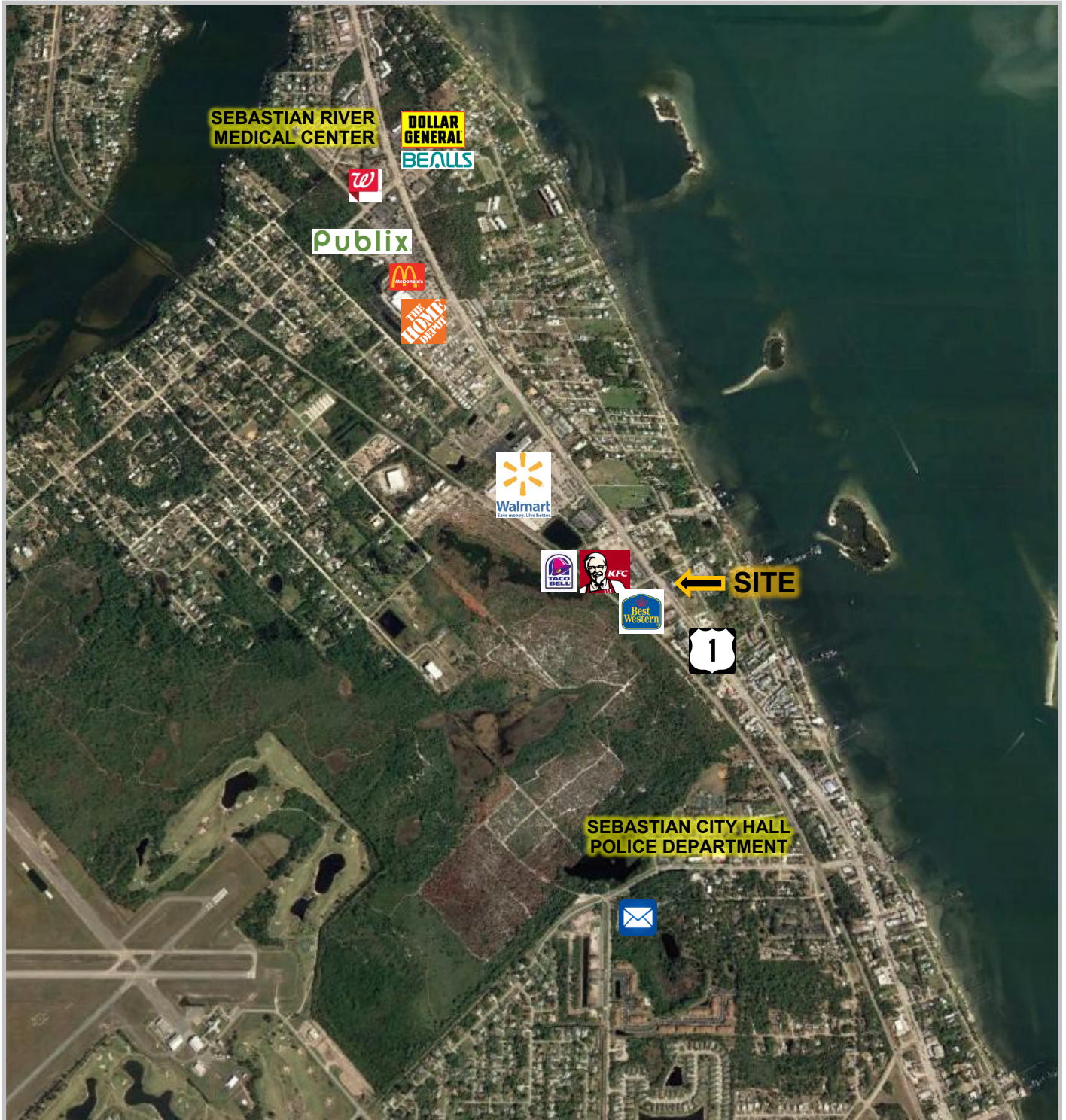
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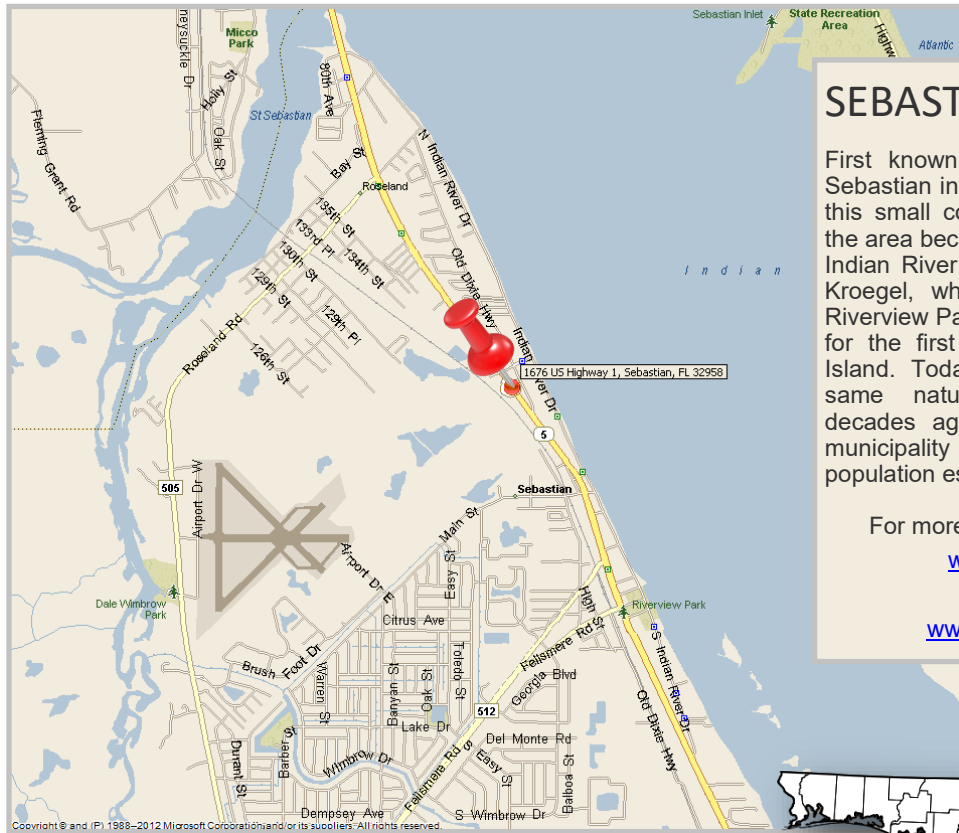


Demographic Profile - Drive Times

	5 Min	10 Min	15 Min
Population	3,561	25,050	45,445
Households	1,810	11,817	20,591
Ave HH Income	\$49,144	\$54,835	\$60,727
Median Age	58.6	59.0	56.7



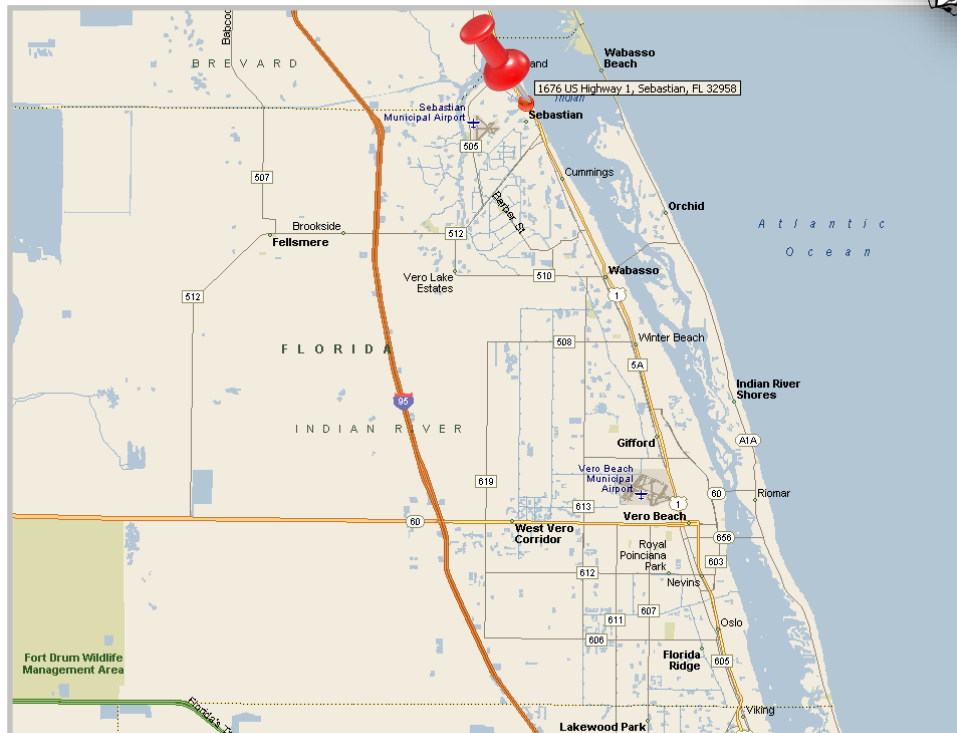




SEBASTIAN:

First known as Newhaven, it was renamed Sebastian in 1884. Fishing was the mainstay of this small community and naturalists came to the area because of the St. Sebastian River, the Indian River Lagoon, and Pelican Island. Paul Kroegel, whose statute stands in Sebastian Riverview Park, became the first wildlife warden for the first National Wildlife Refuge Pelican Island. Today, the area still abounds in the same natural resources first recognized decades ago. Sebastian is now the largest municipality in Indian River County with a population estimated at 30,000.

For more information on Sebastian, visit
www.cityofsebastian.org
and
www.sebastianbusiness.com





Zoning

Sec. 54-2-5.4. - Commercial Riverfront (CR).

(a) *Intent:* The purpose and intent of the CR District is to provide a management framework for implementing comprehensive plan objectives and policies for the riverfront mixed use designation illustrated on the future land use map. All development in the Commercial Riverfront District shall comply with the comprehensive plan, performance criteria in chapter III, as well as other applicable land development regulations. The CR District is intended to preserve the existing character of the riverfront area. The existing assets, including historical structures, shall be protected, preserved and enhanced. The zoning district is intended to provide for a mixture of uses and a variety of opportunities for recreational and commercial uses while protecting the environment.

(b) *Permitted uses:*

- Cultural or civic facilities
- Clubs and lodges, public and private
- Medical services
- Gasoline sales, retail
- Wet or dry storage of boats
- Trade and skilled services
- Marine power sales and service
- Hotels and motels
- Bait and tackle shops
- Accessory uses to permitted uses
- Educational institutions, marine related
- Administrative services, public and private
- Business and professional offices, excluding drive-through facilities
- Commercial retail ≤ 10,000 sq. ft.
- Restaurants, excluding drive-through facilities
- Bars and lounges
- Home occupations
- Marinas
- Marine fuel sales
- Boat sales and rentals
- Fish markets and packing facilities
- Yacht clubs
- All uses permitted in the RM-8 Zoning District

(c) *Conditional uses:*

- Utilities, public and private
- Protective and emergency services, public
- Commercial retail > 10,000 sq. ft.
- Child care services
- Churches
- Plant nurseries
- Funeral homes
- Accessory uses to conditional uses
- Parks and recreation, public
- Nursing homes
- Commercial amusements, enclosed
- Restaurants, with drive-through facilities
- Farmer's markets
- Parking lots without buildings on the lot
- Veterinary services
- Business and professional offices with drive-through facilities
- Vehicular service and maintenance



Disclaimer

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.