



For Sale



14445 US Hwy-1

SEBASTIAN, FL 32958

PRESENTED BY:

SAM ZUKER
Senior Advisor
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SALE PRICE

\$730,000

OFFERING SUMMARY

BUILDING SIZE: 2,676 SF

LOT SIZE: 0.55 Acres

PRICE / SF: \$272.80

YEAR BUILT: 1962

RENOVATED: 2023

ZONING: CL - Commercial Light

TRAFFIC COUNT: 25,000

APN: 30382500001004000009.0

PROPERTY OVERVIEW

Strategically located along the high-traffic US Hwy-1 corridor in Sebastian, FL, this 2,676 SF standalone medical office building offers prime visibility with direct frontage to over 25,000 daily drivers. Positioned on a 0.55-acre parcel with 17 private parking spaces, the property is zoned CL (Commercial Light) by Indian River County, allowing for a wide range of professional and medical uses. The site is just a quarter mile north of Sebastian River Medical Center, enhancing its appeal to healthcare users and investors alike.

The building is fully leased to an established direct primary care and urgent care practice under a five year agreement, generating stable income at a 6.5% CAP rate. Recent capital improvements include a new roof and upgraded electrical systems in 2023, along with a brand-new HVAC system installed in 2025, minimizing future maintenance expenses. This turnkey investment opportunity combines strong tenancy, excellent visibility, and proximity to major medical infrastructure in one of Indian River County's most active commercial corridors.

LOCATION OVERVIEW

Located half mile north of Roseland Rd and 175 feet south of Indian River Blvd (145th St) on the west side of US Hwy-1 .



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LOCATION INFORMATION

STREET ADDRESS	14445 US Hwy-1
CITY, STATE, ZIP	Sebastian, FL 32958
COUNTY	Indian River

BUILDING INFORMATION

BUILDING SIZE	2,676 SF
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	1962
YEAR LAST RENOVATED	2023
ROOF	2023
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	CL - Commercial Light
LOT SIZE	0.55 Acres
APN #	30382500001004000009.0
TRAFFIC COUNT	25,000
TRAFFIC COUNT STREET	US Hwy-1

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	17

UTILITIES

SEWER	Indian River County Utilities
WATER	Indian River County Utilities
ELECTRICITY	Florida Power & Light



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- Fully Leased
- 6.5% CAP Rate
- New 2023 Roof
- New 2025 HVAC
- 17 Parking Spaces



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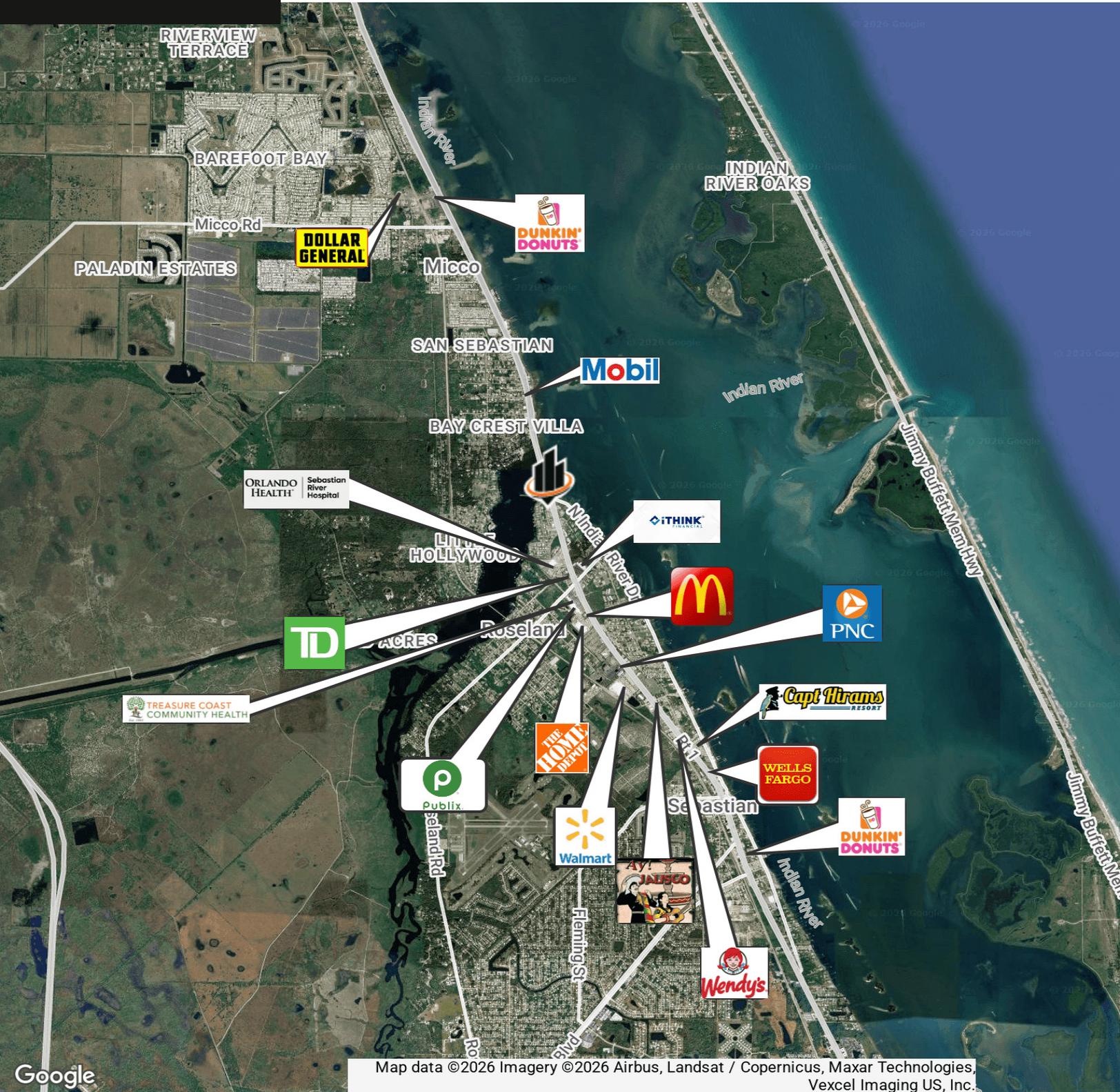
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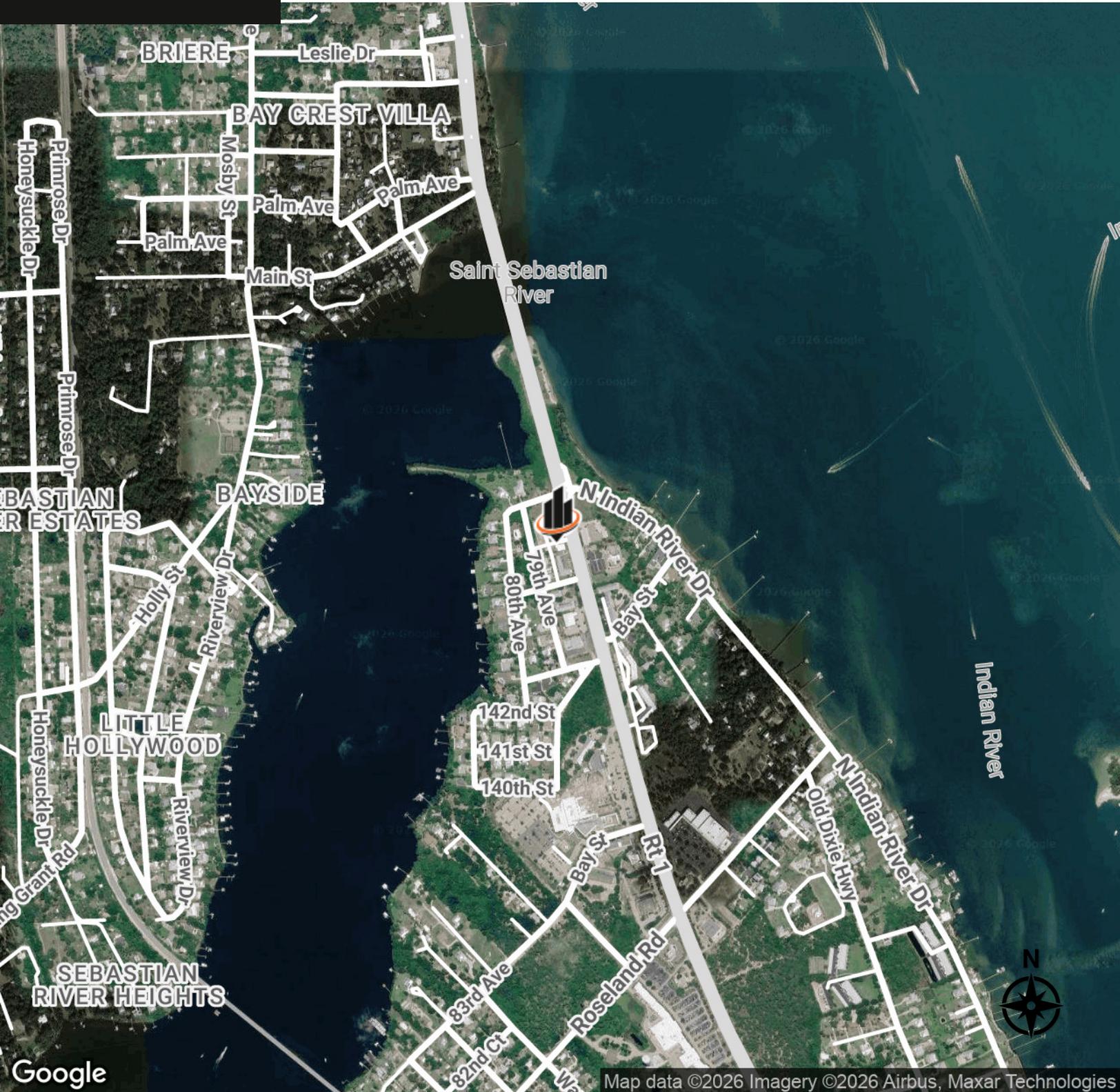




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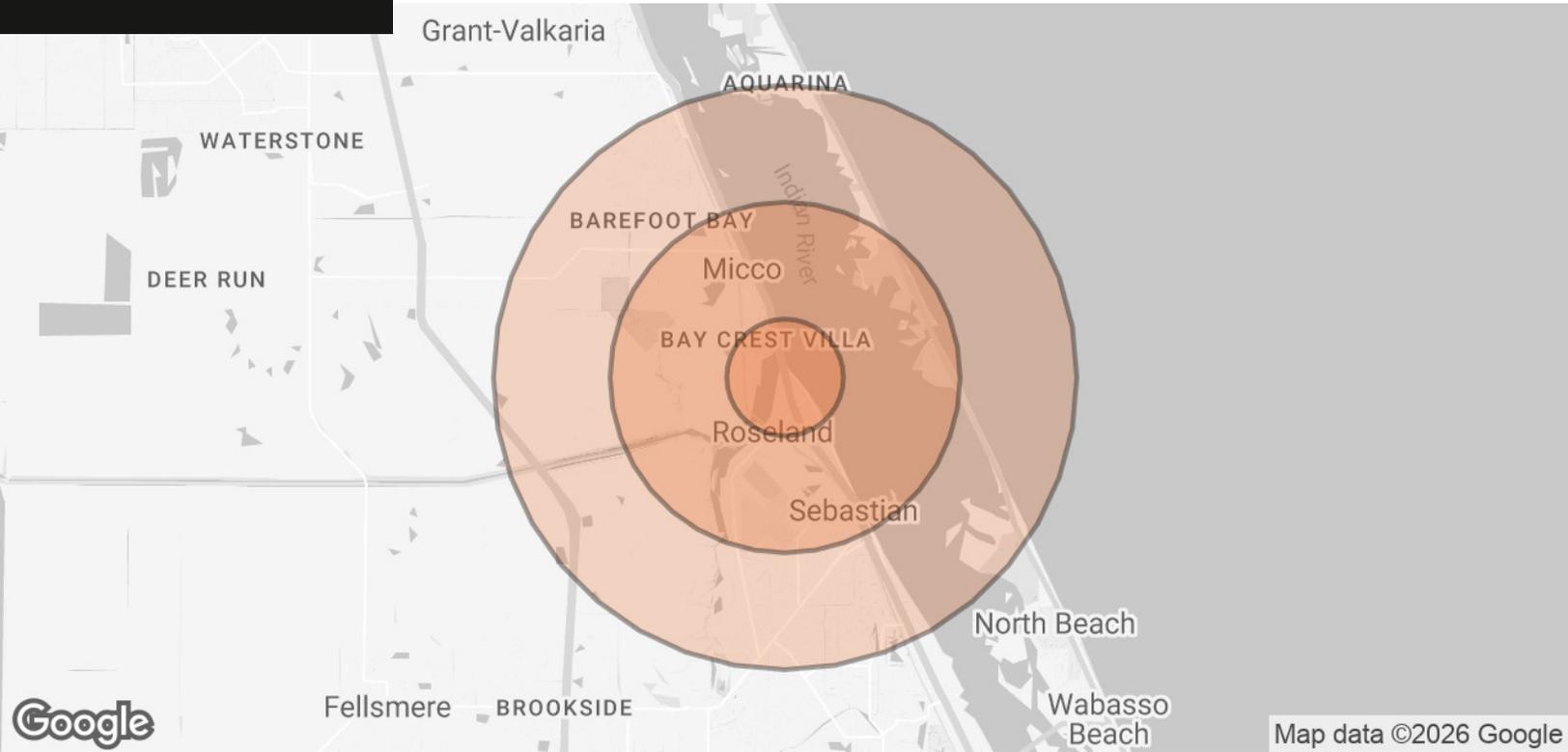
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Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,720	9,995	25,391
AVERAGE AGE	60	61	59
AVERAGE AGE (MALE)	59	60	59
AVERAGE AGE (FEMALE)	60	62	60
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	876	5,337	13,018
# OF PERSONS PER HH	2	1.9	2
AVERAGE HH INCOME	\$63,610	\$68,646	\$80,464
AVERAGE HOUSE VALUE	\$429,959	\$315,743	\$319,077

Demographics data derived from AlphaMap



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