

# COMMERCIAL BLDG FOR SALE

**20,315± sf Building**  
**2+ Acres**

**2200 Highway A1A**  
**Indian Harbour Beach, FL 32937**

**SALE PRICE:**  
**\$1,650,000**

**ZONING:** CP – Commercial/Professional  
City of Indian Harbour Beach, FL  
**PARCEL ID:** 27-37-13-00-00252.1-0000.00



## DESCRIPTION:

Retail freestanding building  
Easy Access  
Monument signage on A1A  
Former fitness center  
Two bus stops on A1A within 100 feet  
First Floor – 16,755 sf  
Second Floor – 3,560 sf  
Indoor pool – 2,467 sf

## LOCATION:

- A1A direct frontage
- .2 mile north of Eau Gallie Cswy. (SR 518)
- 3.3 miles to US Hwy. 1 via SR 518
- 8 miles to I-95 via SR 518
- 5 miles south of Pineda Cswy. (404)

**TRAFFIC COUNTS:** 27,410 AADT

**PARKING:** 100 parking spaces  
4.9/1000 ratio



**LIGHTLE BECKNER ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES

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**Brian L. Lightle, CCIM, SIOR**

(321) 722-0707 x14

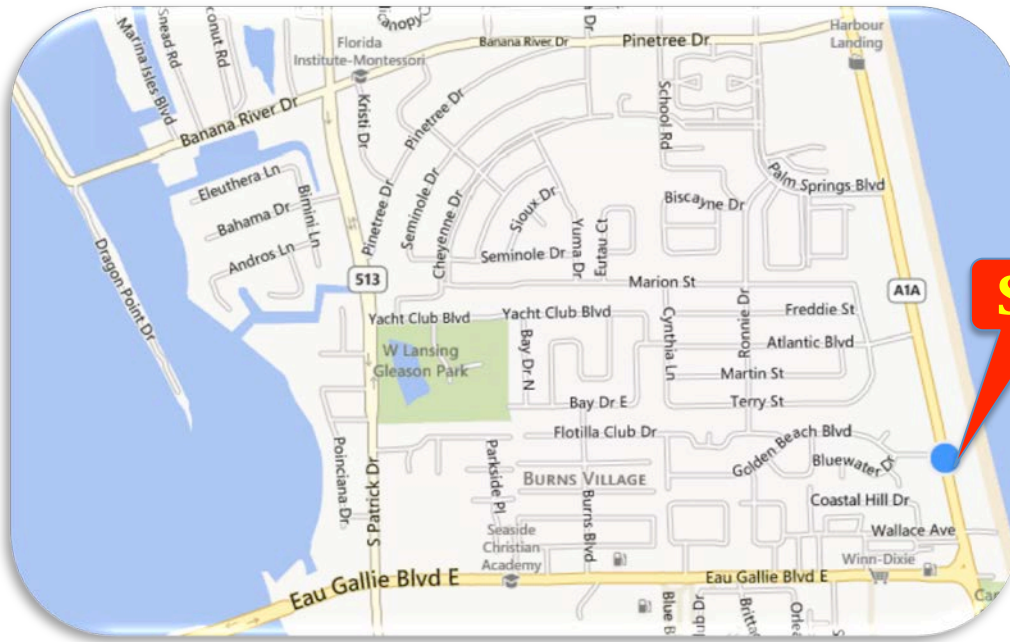
(877) 722-0707 x14

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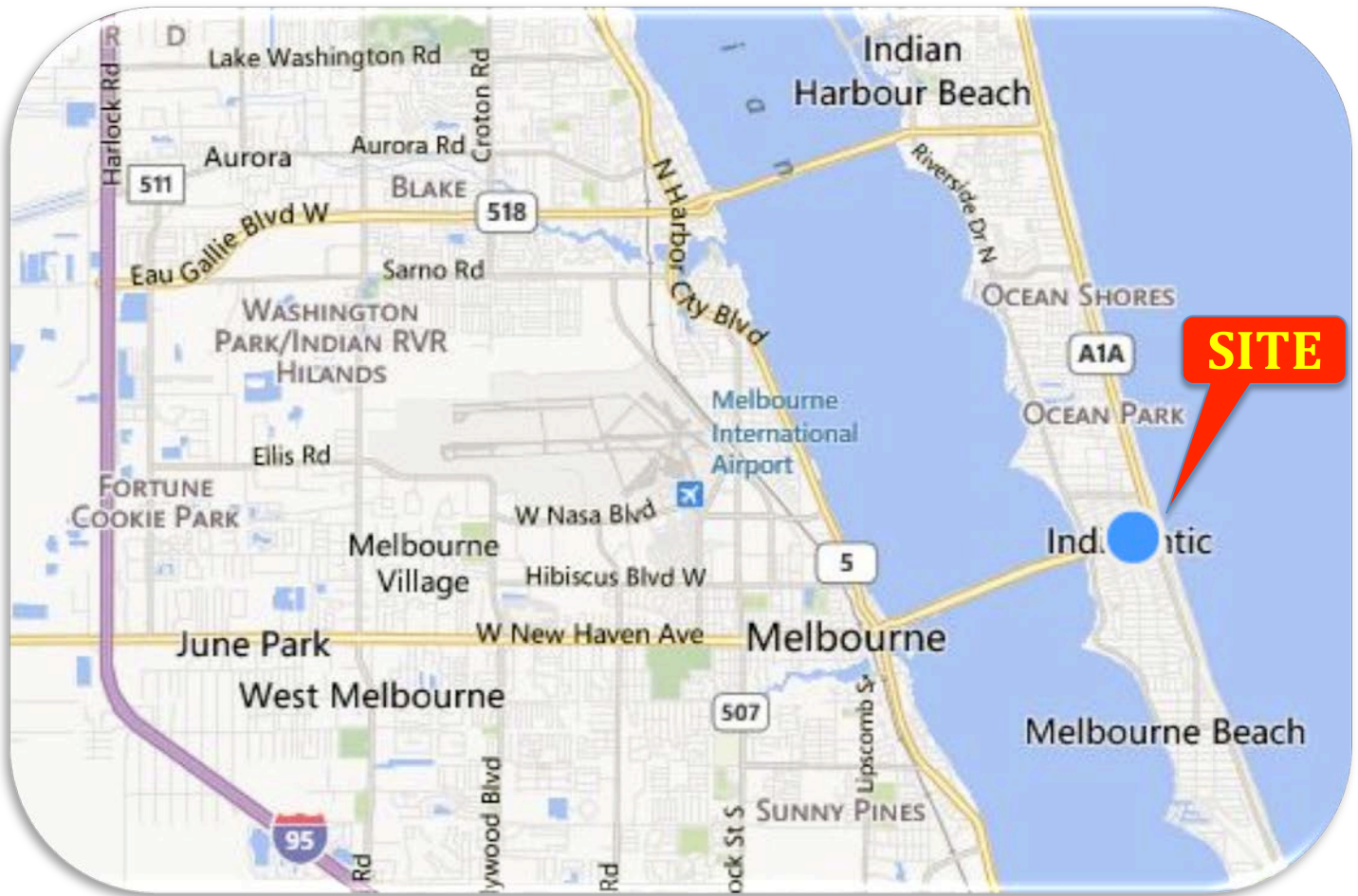
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*Information contained herein has been obtained from others and considered to be reliable;  
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.*

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Access to property from north and southbound A1A via Golden Beach Blvd. No median obstructs right and left hand turns from A1A.



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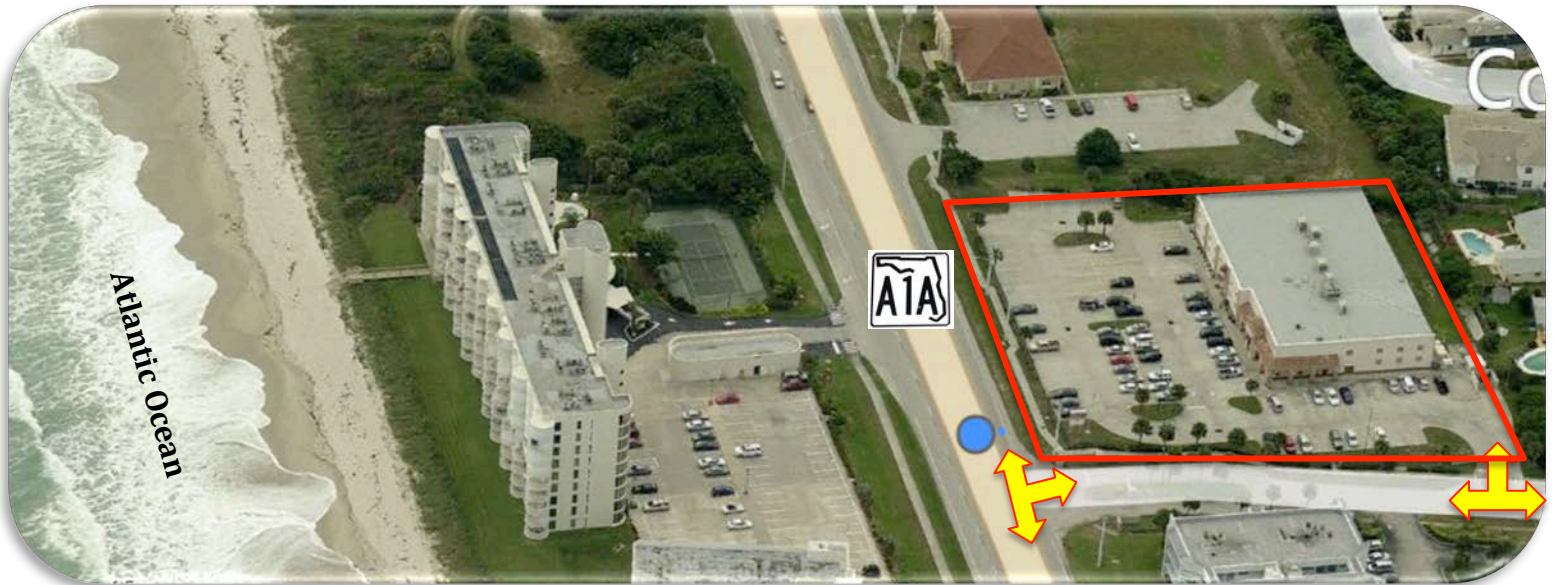
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2200 Highway A1A  
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Facing north



Facing south



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