

LAND FOR SALE

# INDIAN RIVER AGRICULTURAL ACREAGE AND WAREHOUSES

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7398 61ST STREET

Vero Beach, FL 32967

LISTED BY:

**JEFF CUSSON**

Senior Advisor

O: 863.648.1528 | C: 772.332.9070

[jeffcusson@svn.com](mailto:jeffcusson@svn.com)





<b>SALE PRICE</b>	<b>\$950,000</b>
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### OFFERING SUMMARY

<b>ACREAGE:</b>	12.33 Acres
<b>PRICE / ACRE:</b>	\$77,048
<b>CITY:</b>	Vero Beach
<b>COUNTY:</b>	Indian River
<b>PROPERTY TYPE:</b>	Farm & Nursery, Sod, Acreage, and Homesite

### PROPERTY OVERVIEW

The property is currently owned by an agricultural and golf equipment dealer that would make an ideal location for a landscape company, agricultural company, or an investor seeking land with income potential from warehouses. The location includes approximately 12 ± acres with 10 ± acres of former sod field and the balance of the acreage containing five buildings for storage and operations. Those buildings include a 9000 sq ft warehouse 150'x60' ft in dimensions with two 12'x12' ft roll-up doors on either end of the building. A 9000 sq ft warehouse 100'x90' ft in dimensions with two 12'x12' ft roll-up doors on the west side of the building. A 3330 sq ft "L" shaped warehouse with [5] 10'x10' ft roll-up doors. A 3200 sq ft building with 2200 sq ft of warehouse and 1000 sq ft of office including five 10'x10' ft roll-up doors, with an 1100 sq ft office building.





## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Agronomics</li> <li>• Farms &amp; Nurseries Properties</li> <li>• Sod</li> </ul>
<b>UPLANDS / WETLANDS:</b>	100% Uplands
<b>SOIL TYPES:</b>	Winder Fine Sand
<b>TAXES &amp; TAX YEAR:</b>	\$3,774.75 in 2021
<b>ZONING / FLU:</b>	Ag-1
<b>CURRENT USE:</b>	Sod Field and Warehouse
<b>GRASS TYPES:</b>	Burmuda
<b>STRUCTURES &amp; YEAR BUILT:</b>	<p>Property has 5 buildings on the premises:</p> <ol style="list-style-type: none"> <li>1) 9000 sqft warehouse 150'x60' in dimensions. With two 12'x12' roll up doors on either end of the building.</li> <li>2) 9000 sqft warehouse 100'x90' in dimensions. With two 12'x12' roll up doors on the west side of the building.</li> <li>3) 3330 sqft "L" shaped warehouse with four 10'x10' roll up doors.</li> <li>4) 3200 building with 2200 sqft of warehouse and 1000sqft of office with five 10'x10' roll up doors.</li> <li>5) 1100 sqft office building</li> </ol>

County Boundaries  
 Polygons Drawing  
 Lines Drawing  
 Labels Drawing  
 Points Drawing  
 Toll Roads  
 Interstates  
 US Roads  
 State Roads  
 County Roads  
 Streets MapWise  
 Interstates  
 Toll Roads  
 US Roads  
 State Roads  
 County Roads  
 Parcel Outlines



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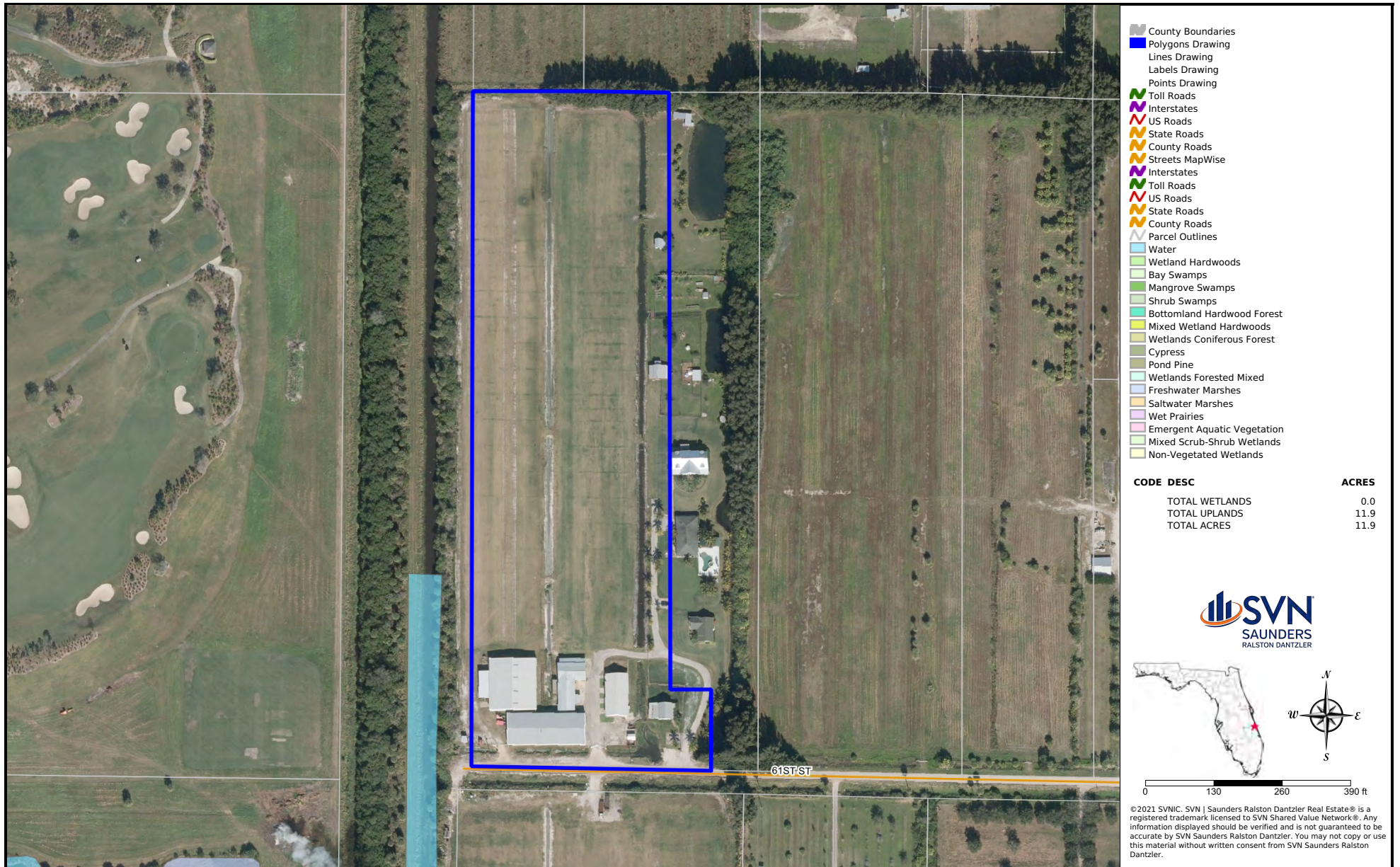


## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	32390700001013000002.0
<b>GPS:</b>	27.706592, -80.4777919
<b>DRIVING DIRECTIONS:</b>	From SR 60 and I-95 travel east 3.4 miles on SR 60 to 66th Ave; Turn left and travel north on 66th Ave 4.5 miles to 61st St; Turn left and travel west on 61st St for .9 miles until you near the end of termination of the road; Property is on the right [north side]
<b>SHOWING INSTRUCTIONS:</b>	Call Jeff Cusson for instructions









1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

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