

FOR SALE

590 BEACHLAND BLVD., VERO BEACH, FL 32963

FORMER BANK FACILITY



- SIZE:** 3,770 +/- sq. ft. two-story, freestanding building.
- ZONING:** C-1A, Commercial District, City of Vero Beach
- DESCRIPTION:** Fully built-out Bank Facility, approximately 2,230 sq. ft., with lobby, four (4) offices, teller line with drive up-window, walk-in vault and restroom. Additional 1,540 +/- sq. ft. on 2nd floor includes one (1) office, large meeting room, four (4) work areas with built-in desks and storage, kitchen and restroom. Building is regulated by two (2) A/C units. New roof in 2015.
- DAILY TRAFFIC:** 18,200 AADT on Beachland Boulevard
- TAXES:** \$14,194.38 (2016)
- COMMENTS:** Highly desirable location in the financial district on Vero Beach's barrier island, with excellent visibility and signage.
- PRICE:** \$1,100,000.00*

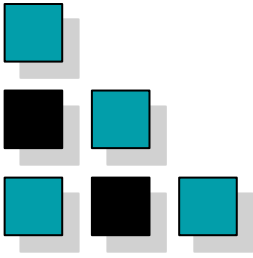
* Any Facility Sales To Other Financial Institutions May Include A Purchaser's Premium Of At Least 20%

For More Information:

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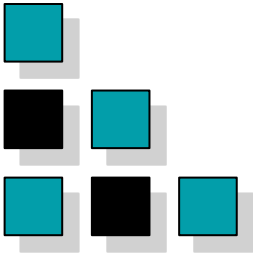
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PROPERTY SUMMARY

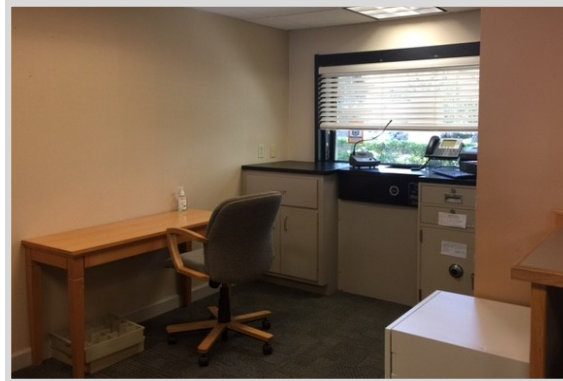
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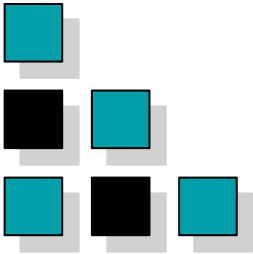
Address:	590 Beachland Blvd., Vero Beach, FL 32963
Location:	Southwest corner of Beachland Blvd. and Flamingo Drive
Building Size:	3,770 +/- square feet with drive-up window
Site:	.3 acre
Frontage:	74 +/- Feet on Beachland Blvd.
Indian River County Parcel ID Number:	32-40-32-00006-0140-00008.0
Zoning:	C-1A, Commercial District, City of Vero Beach
Year Built:	1985
Exterior Walls:	Concrete Block / Stucco
Roof:	Concrete Tile - new roof in 2015
Total Parking Spaces:	12 parking spaces with 1 Handicapped
2016 Assessed Value:	\$799,470.00 per Indian River County Property Appraiser
2016 Real Estate Taxes:	\$14,194.38
Water/Sewer:	City of Vero Beach
Personal Property:	Personal property to be removed prior to sale includes, but not limited to, security equipment, and safe deposit boxes. Furniture, vault and vault door will remain with the property.
Legal Description:	Lot 8 and the West 12 feet of Lot 9, Block 14, Vero Beach Estates, according to the plat thereof as recorded in Plat Book 5, Page 8, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.



INTERIOR PHOTOS

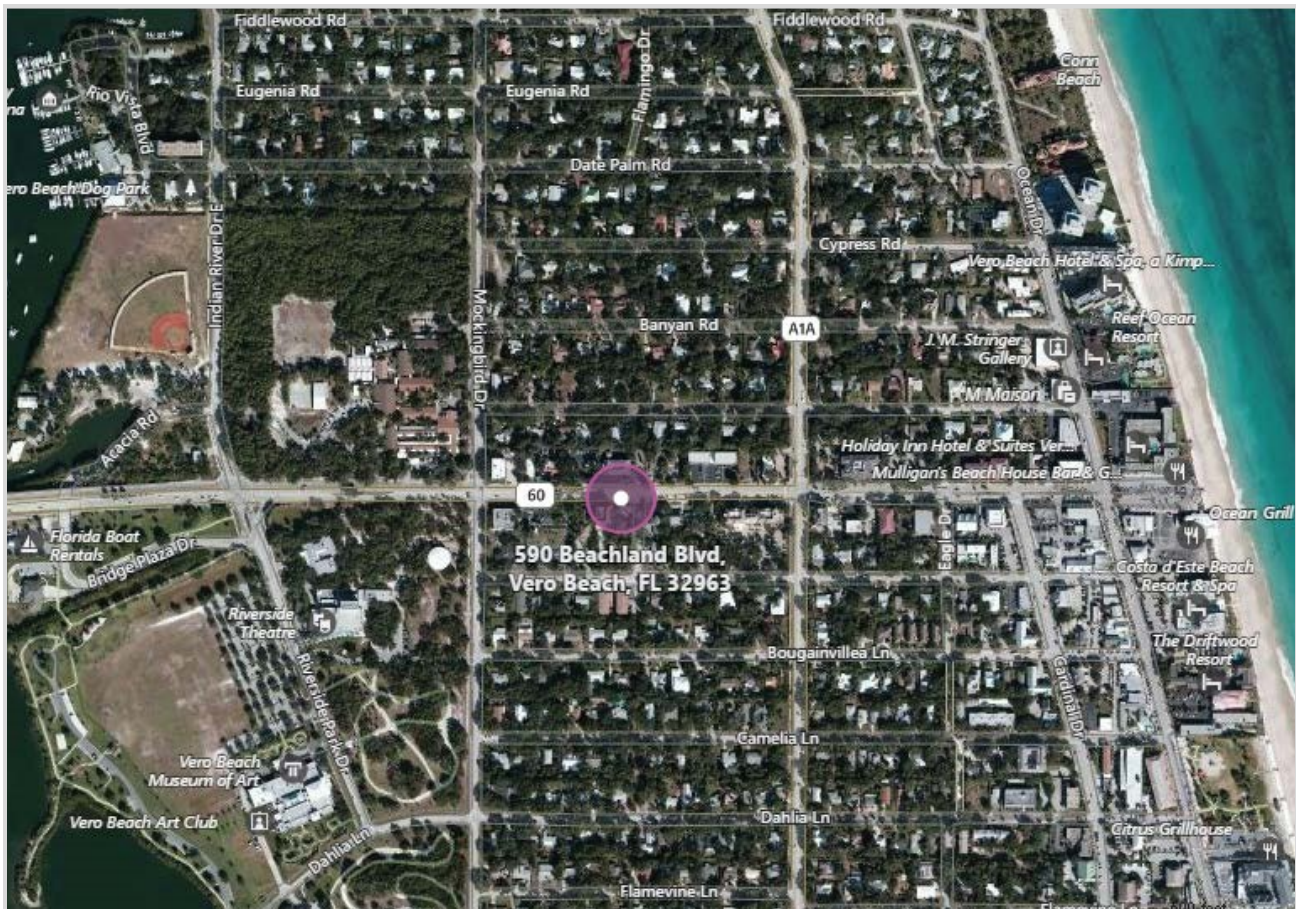
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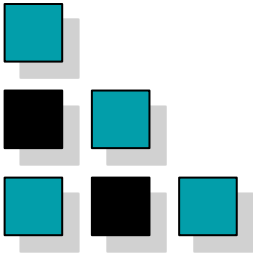




AERIALS

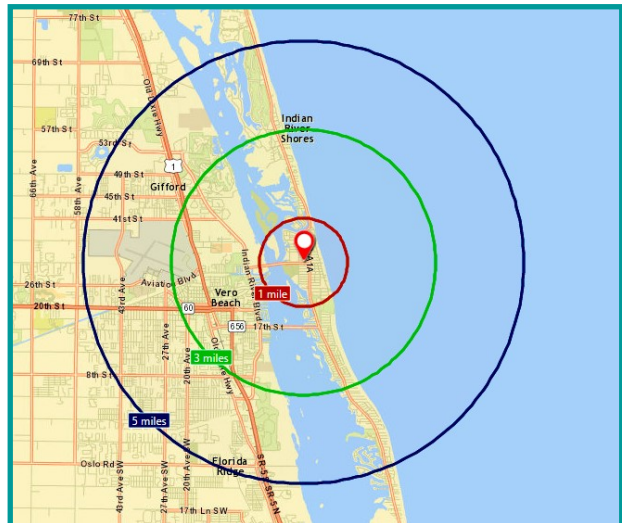
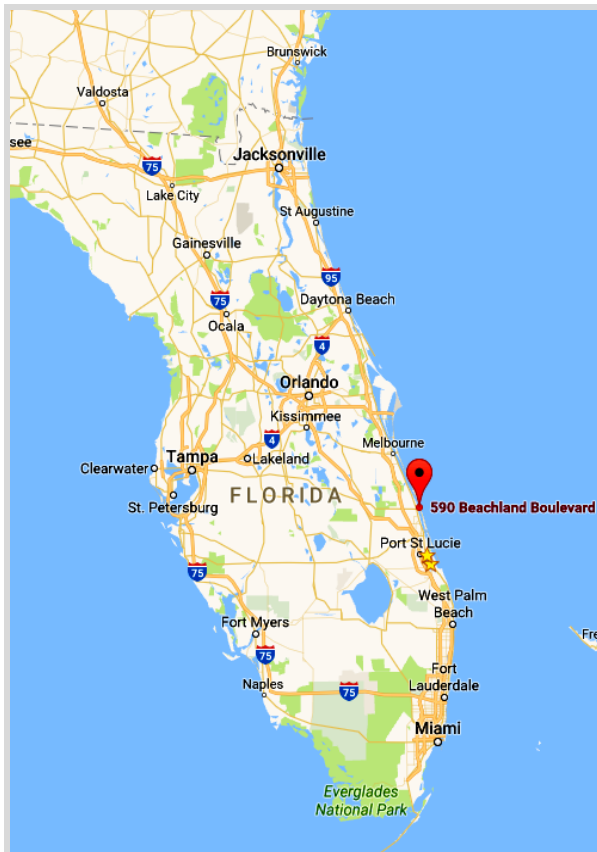
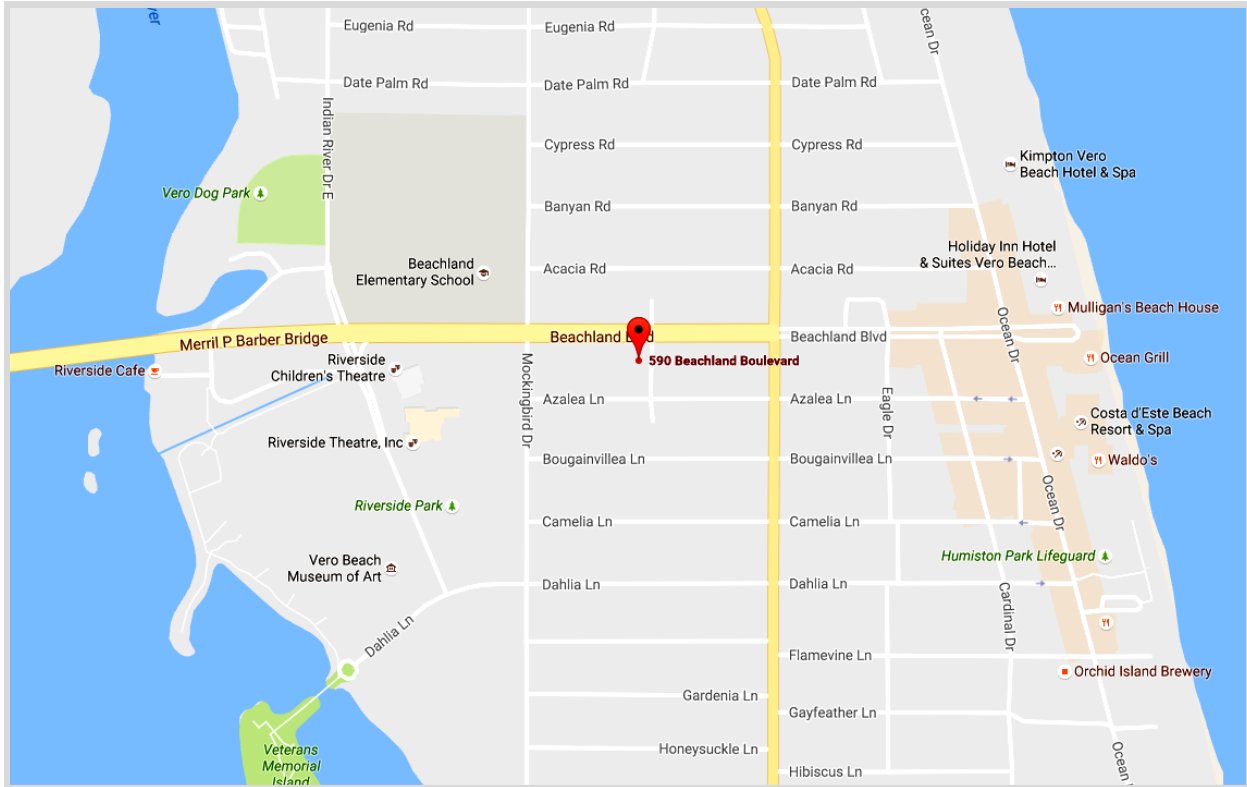
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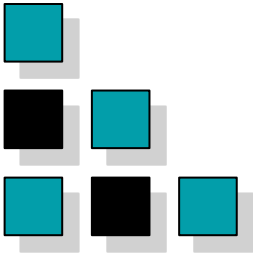
MAPS

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Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	2,453	19,490	54,421
Households	1,304	10,252	25,135
Ave HH Income	\$47,318	\$51,042	\$55,323
Median Age	62.6	59.5	53.5



PERMITTED USES

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ARTICLE III. - C-1A, C-1B, B-1, AND C-1 COMMERCIAL DISTRICTS

FOOTNOTE(S):

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Editor's note—Ord. No. 2013-21, § 2, adopted Oct. 15, 2013, changed the title of Art. III from "R-3A, C-1A, C-1B, C-1 and C-2A Commercial Districts" to "C-1A, C-1B, B-1, and C-1 Commercial Districts."

Sec. 62.34. - Purpose of district.

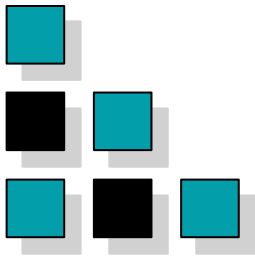
These districts are designed to provide adequate space in appropriate and highly accessible locations suitable for accommodating various levels of commercial development, including multiple-family residential structures and hotels or motels oriented to serving seasonal or transient residents.

(Ord. No. 86-43, § 1, 12-2-1986)

Sec. 62.35. - Permitted uses.

In these districts a building or premises may be used only for the following purposes. Site plan review is required for all uses in this district:

Uses	Zoning Districts			
	C-1A	C-1B	B-1	C-1
Administrative Services	P	P	P	P
Adult Congregate Living Facility				P
Business and Professional Offices	P	P	P	P
Day Care Services		P		
Commercial Amusements				P
Cultural and Civic Activities	P	P	P	
Financial Institutions	P	P	P	P
Fire Stations	P	P	P	P
Funeral Homes		P		P
General Retail Sales and Services		P	P	P
Guest House and Transient Quarters	P			P
Hotels and Motels	P			P
Medical Services	P	P	P	P



PERMITTED USES

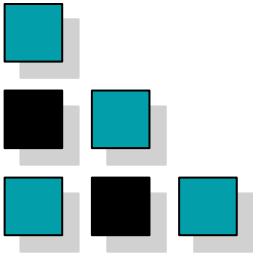
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Uses	Zoning Districts			
	C-1A	C-1B	B-1	C-1
Multiple-Family Residences	P			
Nonprofit Clubs	P	P		P
Nursing or Convalescent Home				P
Parking Lots and Garages	P	P	P	P
Places of Worship	P	P	P	P
Plant Nurseries		P		P
Public and Private Utilities	P	P	P	P
Recreation and Park Areas	P	P	P	P
Restaurants	P*	P	P	P
Restricted Sales and Services	P	P	P	P
Self-Service Storage Facilities		P		P
Trade Service and Repair		P		P
Vehicular Sales and Services				P
Veterinary Services		P		P
Wholesale Trades and Services		P		P
Accessories to Permitted Uses	P	P	P	P

P = Permitted Use

*Excluding drive-ins, drive-throughs and food service establishments primarily providing meals intended for off-premises consumption and enclosed or wrapped or packaged in any form.

(Ord. No. 86-43, § 1, 12-2-1986; Ord. No. 87-13, § 1, 2-17-1987; Ord. No. 87-77, § 2, 12-1-1987; Ord. No. 89-04, § 1, 1-3-1989; Ord. No. 91-07, § 1, 3-5-1991; Ord. No. 95-01, § 2, 2-7-1995; Ord. No. 2003-13, § 1, 2-4-2003; Ord. No. 2003-23, § 1, 6-3-2003; Ord. No. 2006-17, § 1, 10-3-2006; Ord. No. 2009-30, § 1, 12-1-2009; Ord. No. 2011-16, § 1, 9-20-2011; Ord. No. 2012-10, § 2, 7-16-2012)



DISCLAIMERS

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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.