

Old South Car Sale property for Lease

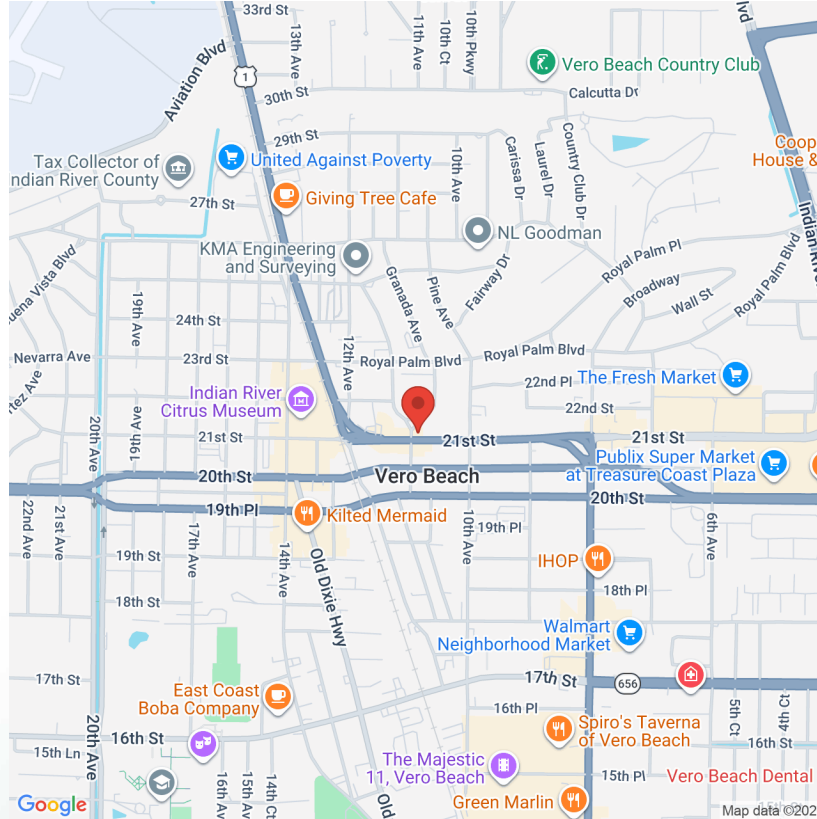


1060 21st Street
Vero Beach, FL 32960

Price
\$7,000.00 Per Month

Disclaimer: This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Mills Commercial Real Estate Group, LLC and should not be made available to any other person or entity without the express written consent of Mills Commercial Real Estate Group, LLC. The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Mills Commercial Real Estate Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Mills Commercial Real Estate Group, LLC has not verified, and will not verify, any of the information contained herein, nor has Mills Commercial Real Estate Group, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide. All potential buyers must take appropriate measures to verify all of the information set forth herein.

- Building #1: Showroom 1,318 SF- Canopy 1,661 SF
- Building #2: Service Garage 1,048 SF- Offices 252 SF
- Property: .95 Acre or 41,189 SF
- Zoned: C-1
- This Lease is triple net

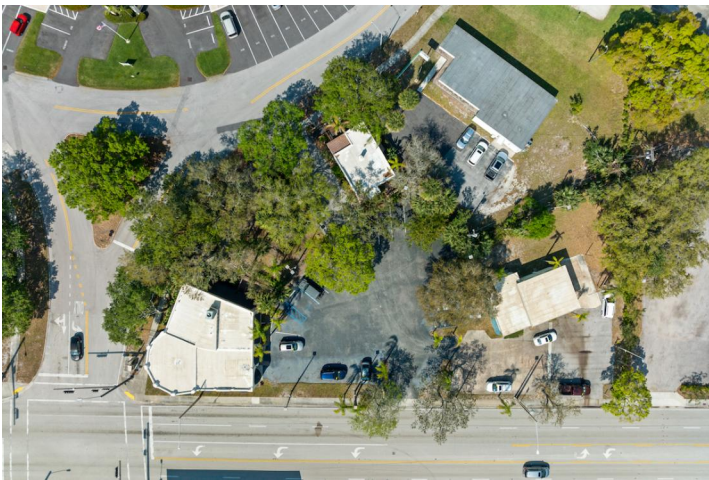


Mills Commercial Real Estate Group, LLC.

License Number CQ1054807

4731 Jimmy Buffett Memorial Highway, Suite 215, Vero Beach, FL 32963

Office: 772.562.0018 • Cell: 772.473.0018







Status:	Active
Price:	\$7,000.00 Per Month
Type:	Commercial - For Lease
Square Footage:	4,274
Lot Size:	.95
Parcel Number:	33390100005002000012.0
Type of Electric:	FPL
Zoning Type:	C-1
Construction:	Block & Stucco
Taxes / Year:	8,525.92 / 2022
Traffic Volume:	30 per day

Prime Corner Lot Available for Lease at Signalized Intersection

This is a rare opportunity to lease a City and DMV-approved, high-end car dealership site. The property accommodates a capacity of 50-60 vehicles, featuring an a large covered showroom and a fully equipped service garage.

Additional property highlights include:

- A dedicated detail/porter area with shaded coverage
- Main office with customer restrooms, a comfortable waiting area, and an indoor car display
- Private offices to support operational needs

This site offers excellent visibility on US Highway 1, with traffic counts exceeding 30,000 vehicles per day. The property can be leased as a turnkey operation. Contact me for further details.