

# PRIME INVESTMENT OPPORTUNITY BUILDING FOR SALE WITH TRIPLE NET LEASE



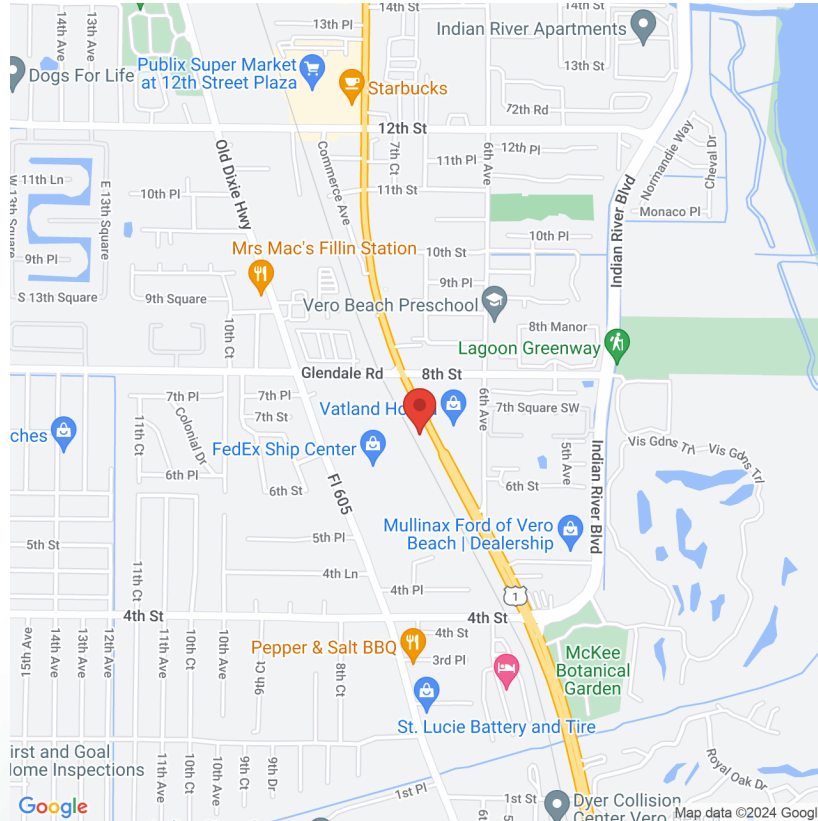
685 US HWY 1  
Vero Beach, FL 32962

Price  
\$1,200,000.00

May 9, 2024

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- The building is 3,474 SF on US HWY 1, Vero Beach, FL, with a Traffic Volume 30,000 per day.
- Lessee Terms: 5 years with an option of 5 Years. With a 4% increase each year.













<b>Status:</b>	Active
<b>Price:</b>	\$1,200,000.00
<b>Type:</b>	Commercial
<b>Square Footage:</b>	3,474
<b>Lot Size:</b>	.53
<b>Parcel Number:</b>	33391300000100000035.0
<b>Type of Electric:</b>	FPL
<b>Zoning Type:</b>	CH- Heavy Commercial
<b>Construction:</b>	Masonry
<b>Number / AC:</b>	3
<b>Taxes / Year:</b>	\$8,173.54 / 2022
<b>Year Built:</b>	1974
<b>Traffic Volume:</b>	30,000
<b>Traffic Volume Year:</b>	22

Situated at 685 US Highway #1 in Vero Beach, this renowned restaurant has been a culinary beacon for over fifty years. Established in 1973 as part of the "Fat Boys BBQ" chain, it has upheld a legacy of culinary distinction throughout the years. In 2007, with a change in ownership, it transitioned to "Smokehouse BBQ," preserving its dedication to being both family-friendly and a hub for business gatherings. Now known as "Caffe 66", it thrives under the guidance of an experienced operator.