MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

PRIME INVESTMENT OPPORTUNITY BUILDING FOR SALE WITH TRIPLE NET LEASE



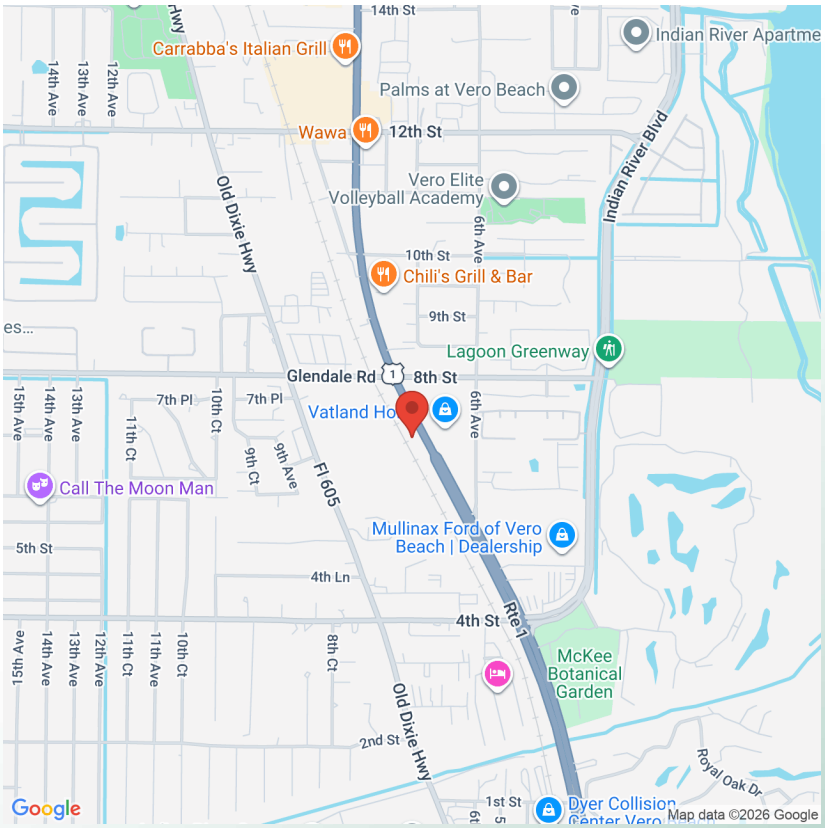
685 US HWY 1
Vero Beach, FL 32962

Price
$1,200,000.00

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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.

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



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

“THE PROPERTY IS AVAILABLE-FOR LONG-TERM GROUND LEASE” CALL FOR MORE INFORMATION.

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