

PRIME INVESTMENT OPPORTUNITY BUILDING FOR SALE WITH TRIPLE NET LEASE

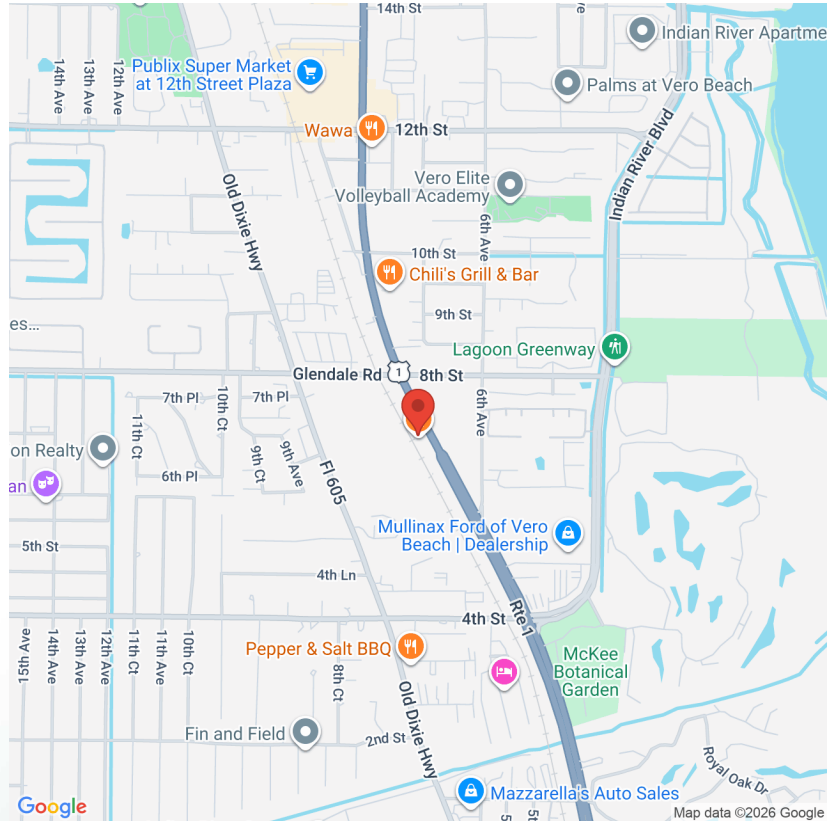


685 US HWY 1
Vero Beach, FL 32962

Price
\$1,200,000.00

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.

- 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.









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.