

# PRIME INVESTMENT OPPORTUNITY BUILDING FOR SALE WITH TRIPLE NET LEASE

685 US HWY 1  
Vero Beach, FL 32962



**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

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.

## View Property Online

<https://properties.millscommercial.net/property/222>

## Mills Commercial Real Estate Group, LLC

Phone: 772-562-0018  
[bmills@millscommercial.net](mailto:bmills@millscommercial.net)  
[www.millscommercial.net](http://www.millscommercial.net)

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but is not guaranteed and should be independently verified through personal inspection and/or with the appropriate professionals. The information at this site is provided solely for informational purposes and does not constitute an offer to sell, rent, or advertise real estate outside the state in which the owner of the site is licensed. The owner is not making any warranties or representations concerning any of these properties including their availability. Information at this site is deemed reliable but not guaranteed and should be independently verified.