

**FOR SALE**

**LAND | 2.7 ACRES**



**9470 105<sup>th</sup> Avenue  
Vero Beach, FL**

**117,612 +/- SQFT (2.7 Acres)**



**Scan to access  
full survey,  
conceptual site  
plan, and more!**

- Prime location! Located right next to I-95
- 260 +/- SQFT of frontage and 450 +/- SQFT of depth
- Site plan: 3 buildings (total of 20,000 +/- SQFT) - 18 units
- Commercial General Zoning supports uses like: drive-thru, service station, car wash, restaurant, retail, office, and warehouse
- Utilities available off street
- Annual average daily traffic: 24,000+ vehicles

**Terms Negotiable**

**Call or text 954-224-8773 for more information!**



**JOE PELAYO, CCIM, SIOR**  
BROKER

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**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
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NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

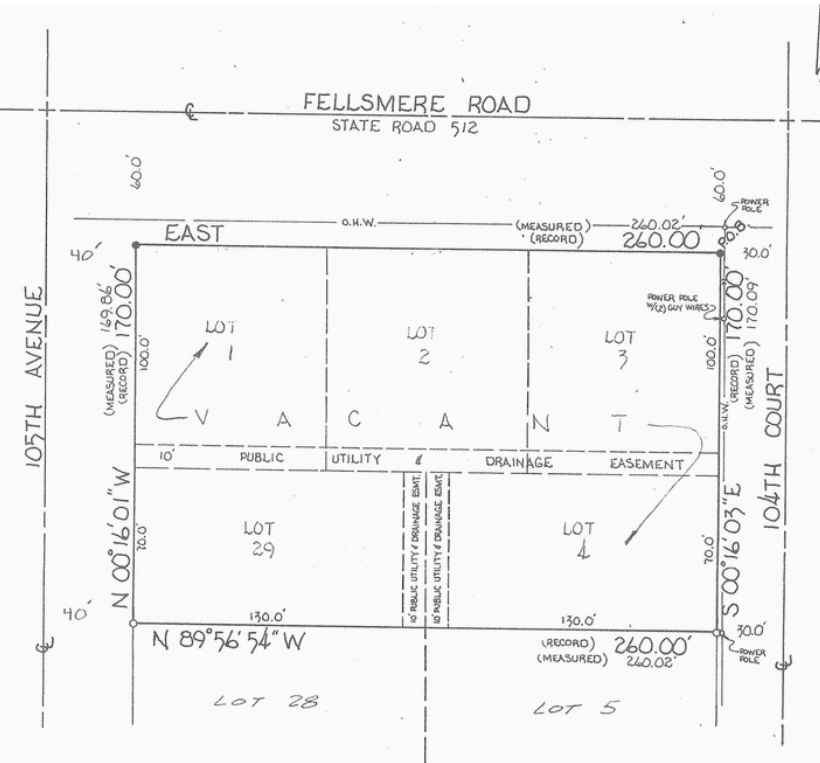
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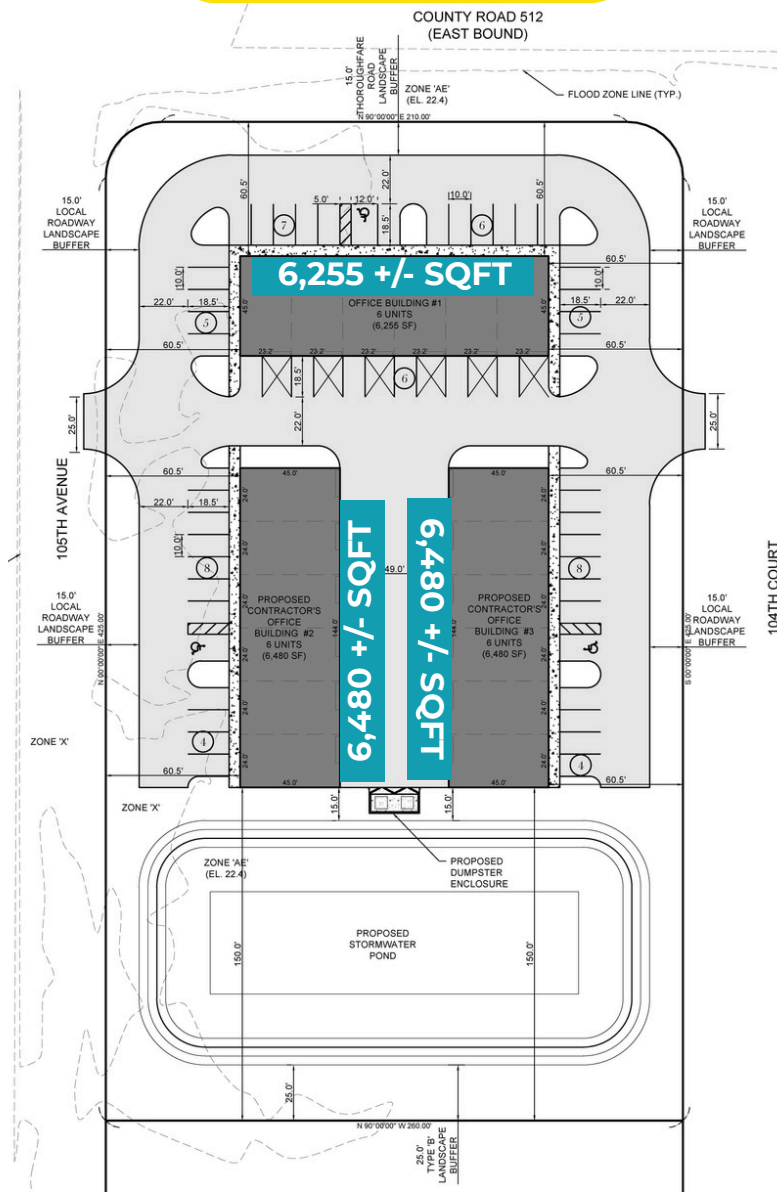
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## SURVEY



## SITE PLAN



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