



916 & 936 19th Ave SW | Vero Beach, FL 32962

OSLO PARK

Offered at \$1,100,000 Each

MLS #297114 | MLS #297131

PROPERTY OVERVIEW

New construction commercial opportunity offering **two separate buildings**, each designed for flexibility, durability, and long-term value. Ideal for **owner-users, investors, or multi-tenant income potential**. Purchase one or both.

- **Building Size:** 3,500 SF (each)
- **Lot Size:** 0.32 Acres per site
- **Frontage/Depth:** 100' frontage x 139' depth
- **Zoning:** CH (Commercial Heavy)
- **Parking:** 11 spaces per building
- **Status:** Nearing completion

Premier location positioned just minutes from I-95, with the upcoming Oslo Road interchange expected to serve as a major future access point—enhancing connectivity, traffic flow, and long-term commercial growth potential.

The above information is furnished based on facts represented to broker and deemed reliable, but has not been personally verified by broker and broker cannot guarantee its accuracy. All prospective buyers are advised to personally verify all facts about the property that are important to buyer.

CONSTRUCTION & BUILD QUALITY

Built by **Eversafe Building Company**—recognized as the **largest metal building company east of the Mississippi River**.

- Upgraded gauge metal construction
- Hurricane impact-rated building
- 20-foot clear ceiling heights
- (3) Oversized 14' x 14' roll-up overhead doors per building
- Upgraded **4000 PSI concrete**
- **6-inch slab thickness**
- Enlarged/engineered footer system

INFRASTRUCTURE & UTILITIES

- **Phase 3 electric service with 400 amps**
- Each building equipped with **its own lift station**
- Underground **StormTech water storage system**
- Designed for high-demand commercial use

FLEXIBILITY & INCOME POTENTIAL

- **Pre-permitted for division into two units**
- Potential configuration:
 - 2 units per building
 - Each unit with **2 bathrooms**

Ideal for:

- ✓ Owner-user with additional rental income
- ✓ Multi-tenant investment strategy

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KEY HIGHLIGHTS

- ✓ Brand new construction
- ✓ Heavy commercial zoning (CH)
- ✓ High-clearance warehouse capability
- ✓ Investor-friendly configuration
- ✓ Ability to purchase one or both buildings
- ✓ Strategic Vero Beach location with strong growth trajectory

ZONING NOTE

Zoned **Commercial Heavy (CH)**. Buyers are encouraged to confirm permitted uses with the **County Planner of the Day** at **(772) 226-1259**.

INVESTMENT OPPORTUNITY

Positioned for flexibility and long-term value, these buildings offer a rare opportunity to **control your business environment or generate income through leasing**. With durable construction, modern infrastructure, and adaptable layout, this is a **turnkey commercial asset in a rapidly evolving corridor**.

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Client Full

MLS #297131

936 19th Ave SW, Vero Beach 32962

\$1,100,000



Status: **Active**
DOM: **1**
CDOM: **1**
Subdivision: **Oslo Park**
Type: **Commercial/Industrial**
Property Use: **Other**
Year Built: **2026**
Zoning: **Commercial**
Zoning Code: **CH**
#Stories: **1**
Real Est Incl: **No**

Recent: **05/06/2026 : NEW**

Bldg SqFt: **3,500**

Acreage: **0.32**

SqFt:

BusSqft:

Acre Range: **1/4 to 1/2 Acre**

New construction commercial opportunity—3,500 SF. Take control of your business or invest for income. Built by Eversafe with impact-rated metal, 20' ceilings, (3) Oversized 14x14 roll-up overhead-doors, 4 baths, 11 parking spaces. Phase 3 electric with 400 amps. Upgraded 4000 PSI concrete, 6" slab, oversized footers. Pre-permitted to split into 2 units. Lift station + StormTech water storage system. .32 acres per site with 100' frontage x 139' depth. Zoned CH (Commercial Heavy). Two separate buildings for sale —buy one or both listings (see MLS#297114).

Const Type: **Steel**
Roof: **Metal**
Ceiling Hght: **Over 16 Feet**
Floors: **Concrete**
Miscellan:

Bus Name:
Ownrshp Type:
Bus Feature:
Hrs Bus Open:
Years Estab:
Years Owned:
Employees:
Manager:
% Ownr Wrks:
Prkng Spcs:
Flood Insur:

Lot Size: **100x139**
Road Type: **2 Lane Road**

Land Desc:
Frontage Desc: **County Road**

Heating: **No Heating**
#Heat Units: **0**
Water:

Air Cond: **No Air Conditioning**
#AC Units: **0**
Sewer: **County, Private**

Lease Type:
Leased Sqft:
% Leased:
Docs Avail: **Aerial Photo(S)**

Monthly Rent:
Lease Expires:
Renewal Opt:

Annual Expenses/Income

Total Assessment: **\$47,260**
Personal Prop Tax: **\$0**
Real Estate Taxes: **\$0**
Utilities: **\$0**
Repair/Maint Exp: **\$0**
Services: **\$0**
Insurance: **\$0**
Common Area Maint: **0**
Management: **\$0**
Total Expenses: **\$0**

Gross Oper Inc: **\$0**
Net Oper Inc: **\$0**

Annual Assets/Income

Accounts Received:
Equip/Furn/Fixt:
Inventory:
Real Estate:
Land Holdings:
Other Assets:
Total Assets:

Gross Bus Sales Inc:
Gross Bus Profit:
Expenses:
Net Bus Income:
Expenses Include
Depreciation: Fringe Benefits:
Owner Salary:

Directions: **Off Oslo Rd, Just west of 20th Ave, Go South on 19th Ave SW, building on the Left**

**** INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED, BUYER MUST VERIFY ** 2026**

Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

Accessibility Issues?

*We are committed to providing an accessible website. If you have difficulty accessing content or notice any accessibility problems, please contact our ADA hotline at **844-209-0134** and we will strive to provide the information you need in the format you require.*

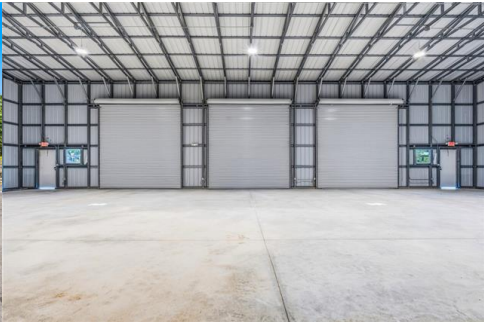
MLS #297131

936 19th AVE SW, Vero Beach 32962

\$1,100,000



Front of Structure



Other



Front of Structure



Parking



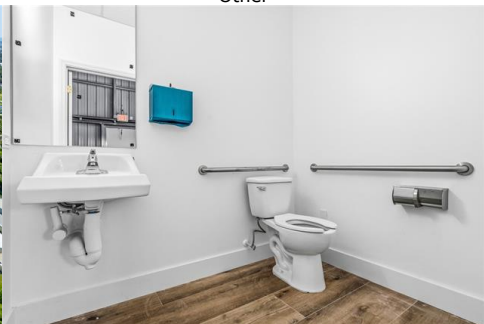
Other



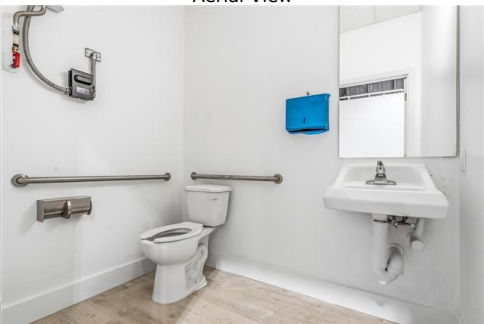
Aerial View



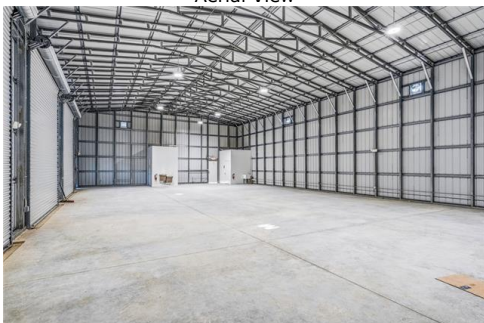
Aerial View



Bathroom



Bathroom



Other



Aerial View



Parking



Aerial View



Front of Structure



Aerial View



Aerial View



Front of Structure



Other



Other



Other



Garage



Aerial View



Aerial View



Other



Other



Other



Aerial View

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Cross Property 360 Property View

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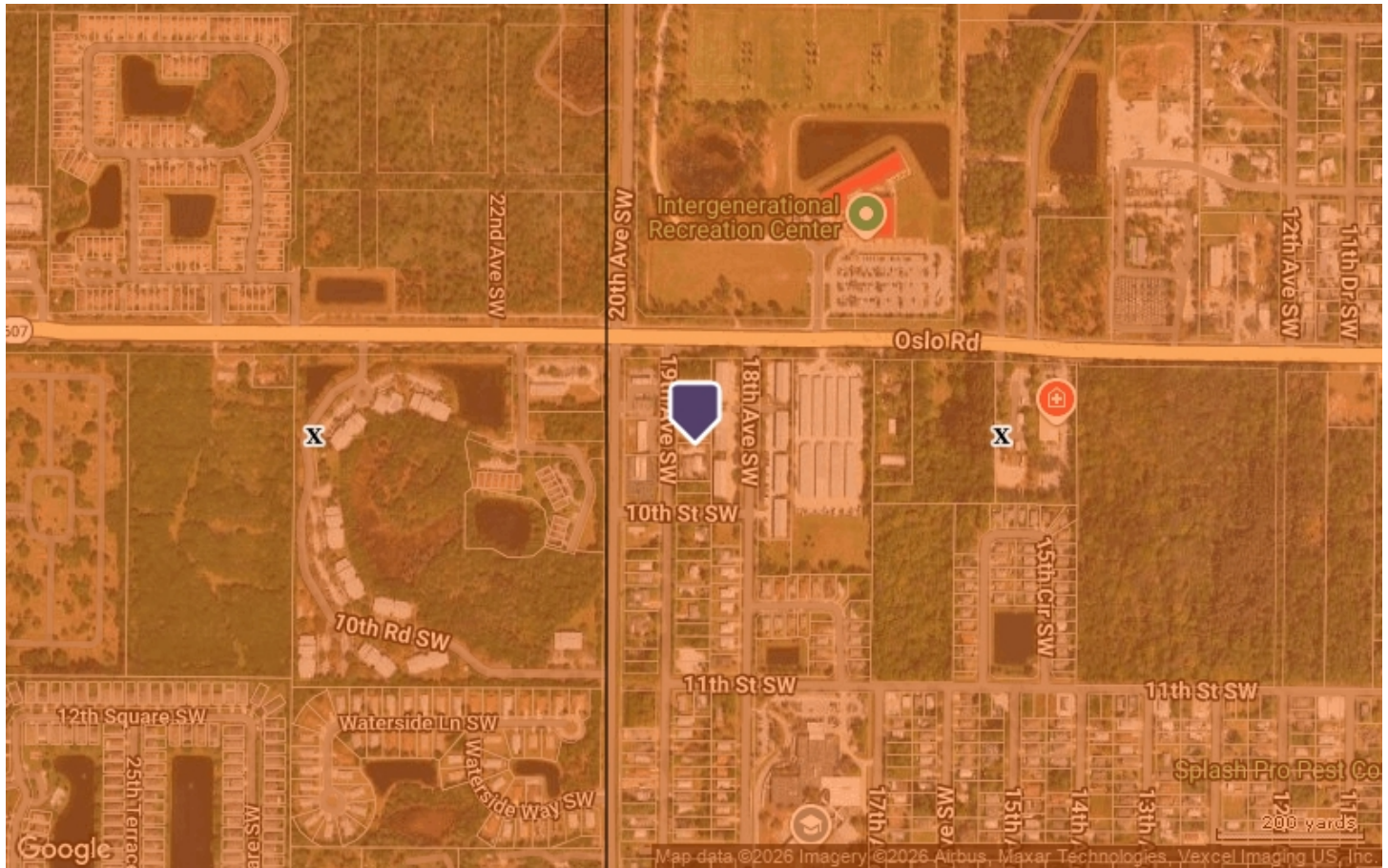
Flood Map

Flood Zone Code: **X**
Flood Zone Date: **01/26/2023**
Flood Zone Panel: **12061C0359J**

Special Flood Hazard Area (SFHA):
Within 250 Feet of Multiple Flood Zone:
Flood Community Name:

Out
No
INDIAN RIVER
COUNTY

Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



Coastal 100-Year Floodway **Coastal 100-year Floodplain** **100-year Floodway** **100-year Floodplain**
Undetermined **500-year Floodplain incl. levee protected area** **Out of Special Flood Hazard Area**

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Search Criteria

Status is 'Active'
List Agent MUI is 2027456
Co List Agent MUI is 2027456
Selected 1 of 12 results.