



TEEN CHALLENGE CAMP AND RETREAT

801 154TH AVE
VERO BEACH, FL 32966

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Property Overview



Sale Price

\$2,100,000

PROPERTY OVERVIEW

Property consists of a 30 acre former teen rehabilitation center with residential and administrative facilities, encompassing more than 18,000 SF, for more than 50 residents. The property has a nicely appointed 4,396 ± SF main house/ office building completed in 2014, a 2,990 ± SF house built in 1976 with a pool, a 4,046 ± SF dormitory with a commercial kitchen, a 1,560 ± SF house built in 2016, a 2,200 ± SF house built in 2002 (converted to a school house), 2,788 ± SF of apartments in 5 units and various other out buildings. The property has a future land use Ag-2 allowing one unit per 10 acres and has operated as a camp/retreat under the County's allowed uses for agriculture. The property is nearly turn key after some deferred maintenance and approvals for proposed uses.

OFFERING SUMMARY

Lot Size:

30.06 Acres

Combined Building Size:

18,172 ± SF

Price / SF:

\$115.56

City:

Vero Beach

County:

Indian River

Property Type:

Hospitality

Specifications & Features



SPECIFICATIONS & FEATURES

| | |
|---------------------------------|--|
| Uplands / Wetlands: | 28.2 acres uplands, 1.9 acres wetlands |
| Soil Types: | <ul style="list-style-type: none">• Wabasso Fine Sand 20 acres• Riviera Fine Sand 5 acres• Manatee Mucky Loamy Fine Sand Depressional 3 acres• Pineda Fine Sand 2 acres |
| Taxes & Tax Year: | \$8,125.92 in 2024 |
| Zoning / FLU: | Ag-2 |
| Lake Frontage / Water Features: | Property has several small ponds |
| Water Source & Utilities: | Water is well and septic, electric is available throughout from FP&L plus backup generators on several of the buildings and water system. |
| Road Frontage: | 1000 FT on 154 Ave and 1300 FT on 8th St |
| Current Use: | Property is a teen rehabilitation facility |
| Structures & Year Built: | <ul style="list-style-type: none">• Nicely appointed 4396 SF main house/ office building completed in 2014• 2990 SF house built in 1976 with a pool• 4046 SF dormitory with a commercial kitchen• 1560 SF house built in 2016• 2200 SF house built in 2002 [converted to a school house]• 2788 SF of apartments in 5 units and various other out buildings. |

Location



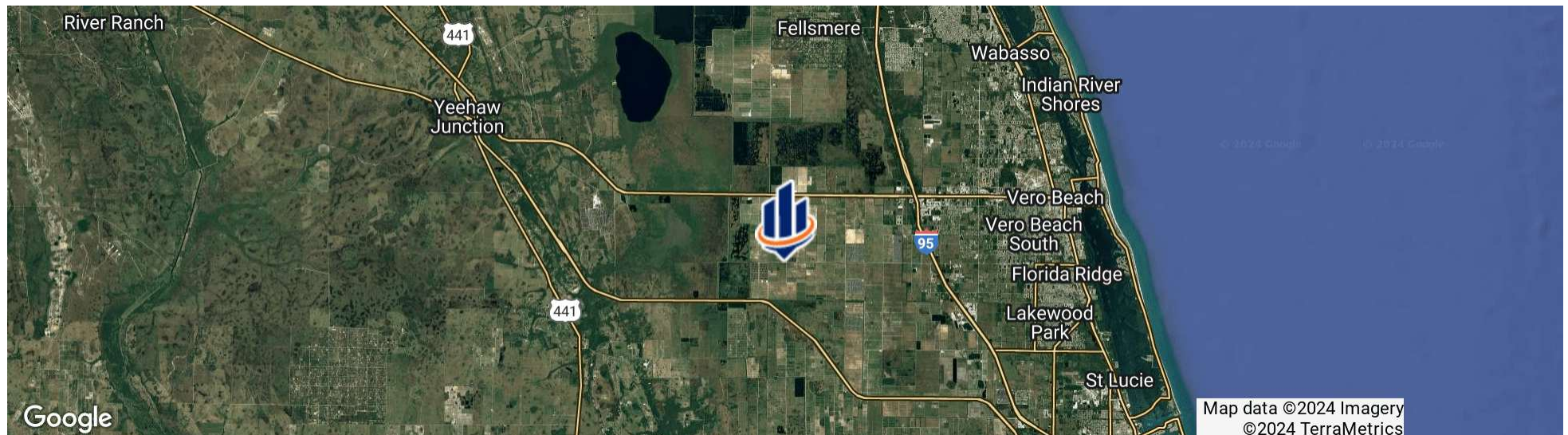
LOCATION & DRIVING DIRECTIONS

Parcel: 33370900000700000001.0

GPS: 27.6184741, -80.6295263

- Driving Directions:
- From the intersection of I-95 and SR-60 travel west for 6.7 miles to 154th Ave
 - Turn left on 154th Ave and travel south for 1.5 miles the property will be on your right

Showing Instructions: Call for instructions





Exterior Photos



Main Administration Building



Director's House



School House



Commercial Kitchen, Dining, and Housing

Exterior Photos



Five Apartments

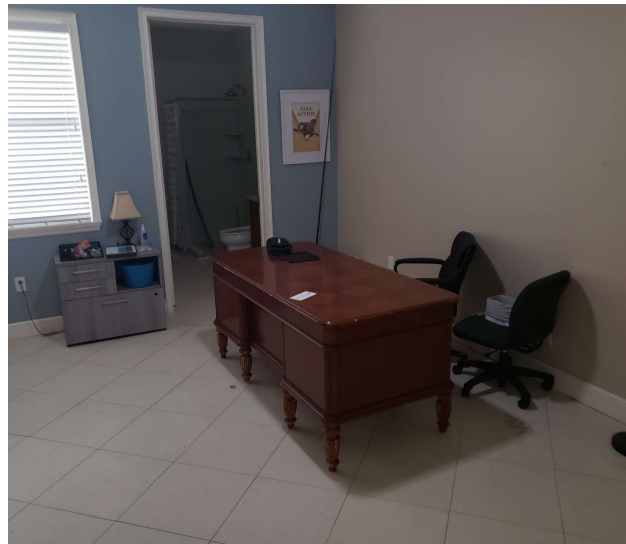


Laundry Facility and Gym



Residential Housing

Interior Photos



Dining Hall Photos



Grounds Photos





For more information visit www.SVNsaunders.com

HEADQUARTERS

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