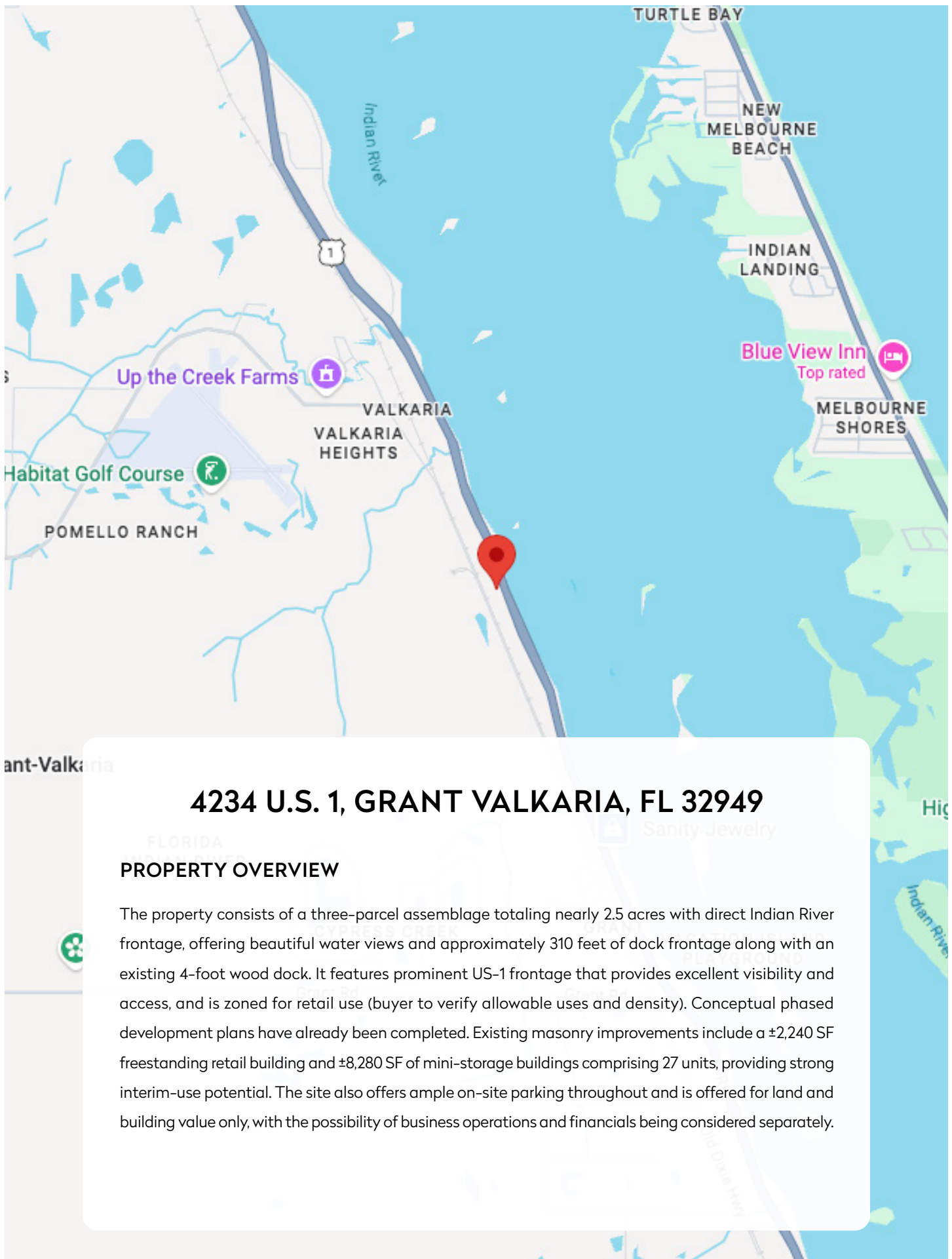




COMMERCIAL WATERFRONT REDEVELOPMENT PROPERTY FOR SALE

Brown Harris Stevens

4234 U.S. ROUTE 1, GRANT VALKARIA, FL 32949



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PROPERTY OVERVIEW

The property consists of a three-parcel assemblage totaling nearly 2.5 acres with direct Indian River frontage, offering beautiful water views and approximately 310 feet of dock frontage along with an existing 4-foot wood dock. It features prominent US-1 frontage that provides excellent visibility and access, and is zoned for retail use (buyer to verify allowable uses and density). Conceptual phased development plans have already been completed. Existing masonry improvements include a $\pm 2,240$ SF freestanding retail building and $\pm 8,280$ SF of mini-storage buildings comprising 27 units, providing strong interim-use potential. The site also offers ample on-site parking throughout and is offered for land and building value only, with the possibility of business operations and financials being considered separately.



4234 U.S. ROUTE 1

\$2,895,000

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Prime waterfront commercial development opportunity offered for land and building value only. The offering consists of three parcels totaling nearly 2.5 acres with direct Indian River frontage, expansive water views, and approximately 310 feet of dock frontage. Existing improvements include multiple formed and poured solid concrete/stucco buildings, featuring a freestanding.

- Direct Indian River frontage with expansive water views.
- Approximately 310 feet of dock frontage with existing 4' wood dock.
- Prominent US-1 frontage offering exceptional visibility and access.
- Conceptual phased development plans already completed, positioning the site as developer-ready.

PROPERTY HIGHLIGHTS

- Price: \$2,895,000
- Property Type: Land
- Property Subtype: Commercial
- Proposed Use: Commercial
- Sale Type: Investment
- Total Lot Size: 2.41 AC
- Scale Conditions: Redevelopment Project
- Number of Lots: 1
- APN/Parcel ID: 29-38-21-00--00258.0-0000.00



Property Photos



Property Photos



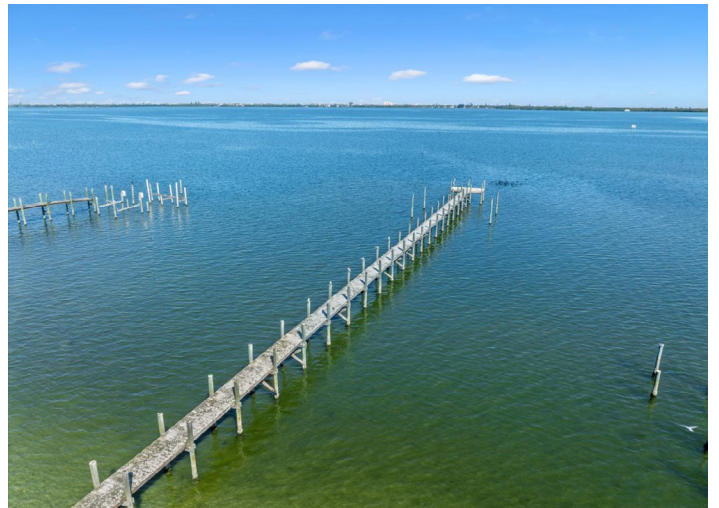
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

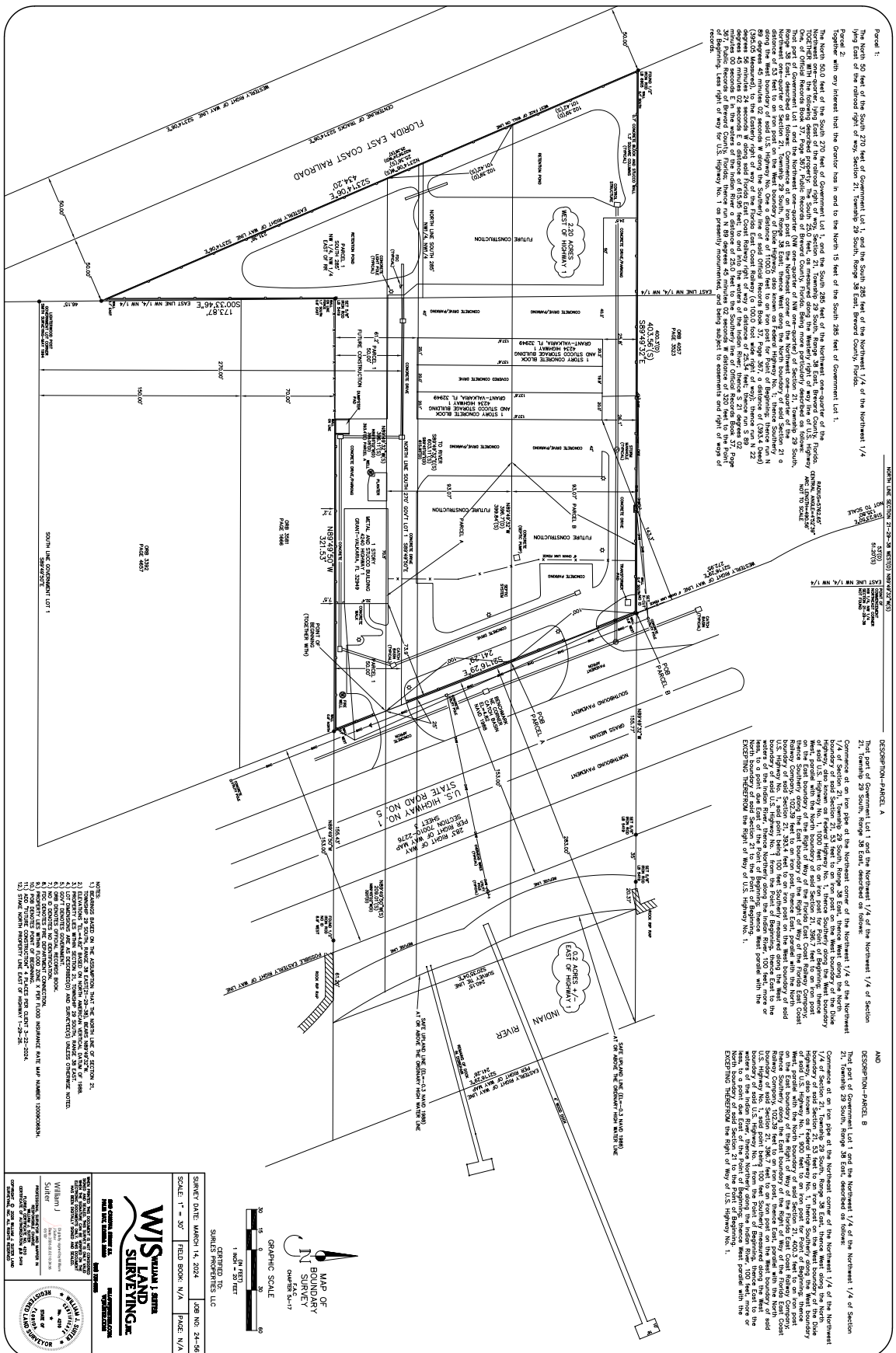


Property Photos

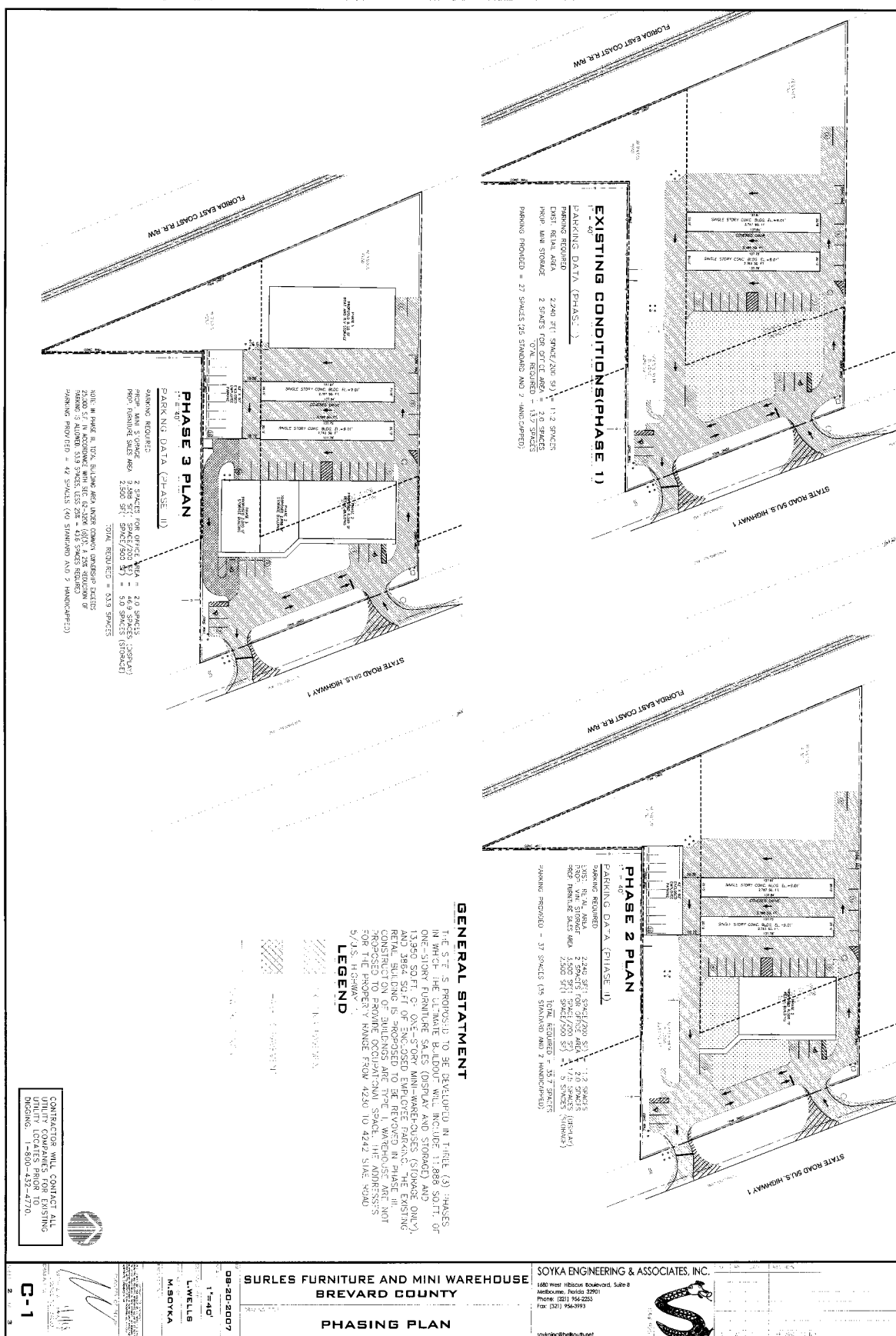


Property Photos





Grant Phase Drawing





About BHS

Established in 1873, Brown Harris Stevens is the preeminent broker of luxury commercial and residential properties on the East Coast. We are a privately owned firm with offices in New York City, the Tristate area, the Hamptons, Palm Beach and Miami. At Brown Harris Stevens we understand the importance of our consistent values: professionalism, integrity and ethics. Our agents average more than 20 years in commercial and residential real estate, by far the highest in the industry and have marketing and negotiating skills that produce the highest rate of success in arranging transactions for our clients.

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