

FOR SALE

1285 36th Street 2-C

Vero Beach, FL 32960

Medical Office Condo



PRICE JUST REDUCED - MEDICAL CENTER OFFICE CONDO

PROPERTY OVERVIEW

Grove Place Medical Center 2nd floor medical office condo. Floorplan consists of Large Open Office, 5 Private Offices, Conference Room, Lounge/Break Room, Large 8 Station Work Area, Production Room, 5 Station Work Area, Supply Room, 1 Restroom, and Janitor/Mechanical/Server Room.

LOCATION OVERVIEW

Just east of US Highway 1 in medical district, adjacent to Cleveland Clinic - Indian River Medical Center.

OFFERING SUMMARY

Condo SF:	
Year Built	2003
APN#	32393500014000000002.3
Zoning:	Medical District

SALE PRICE

\$624,900

Property Details

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Building Information

Condominium Size	2,622 SF
Year Built	2003
Restrooms	1
Building Class	B

Location Information

Building Name	Medical Office Condo
Street Address	1285 36th Street 2-C
City, State, Zip	Vero Beach, FL 32960
County/Township	Indian River
Cross Streets	US Hwy 1 & 35th Lane
Side Of Street	South

Location Overview

Just east of US Highway 1 in medical district, adjacent to Cleveland Clinic - Indian River Medical Center.

Amenities

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	1
Centrix Equipped	Yes
Leed Certified	Yes

Parking & Transportation

Street Parking	Yes
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Property Details

Property Type	Office
Property Subtype	Office Condo
APN#	32393500014000000002.3
Amenities	Indian River County/Vero Bch
Taxes	\$5,422.87

Zoning / Land Use Details

Zoning	Medical District
Permitted Use	See Condominium Documents Article XIV Use Restrictions



Additional Photos

MEDICAL OFFICE CONDO

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Grove Place Medical Center



Cleveland Clinic - Indian River Medical Center

Additional Photos

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Grove Place Retailer Map

MEDICAL OFFICE CONDO

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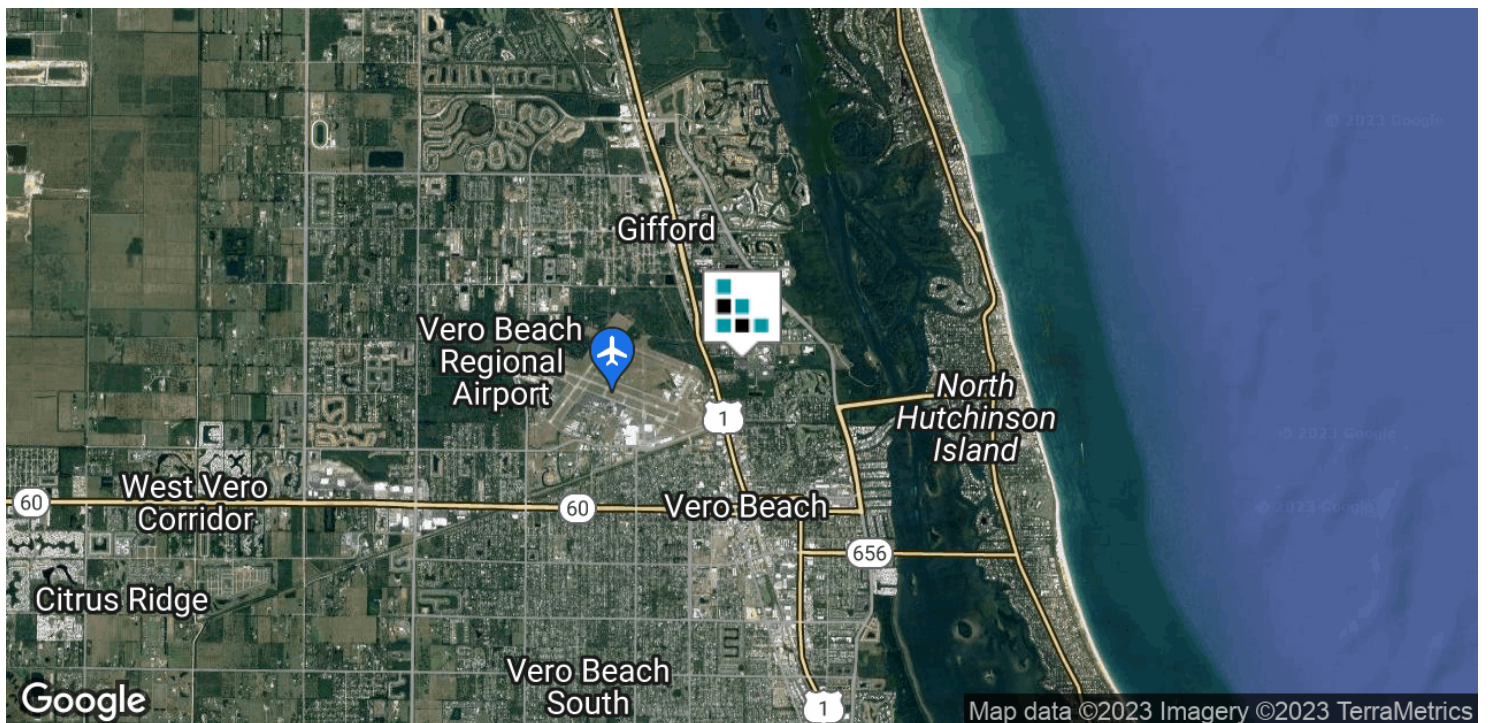
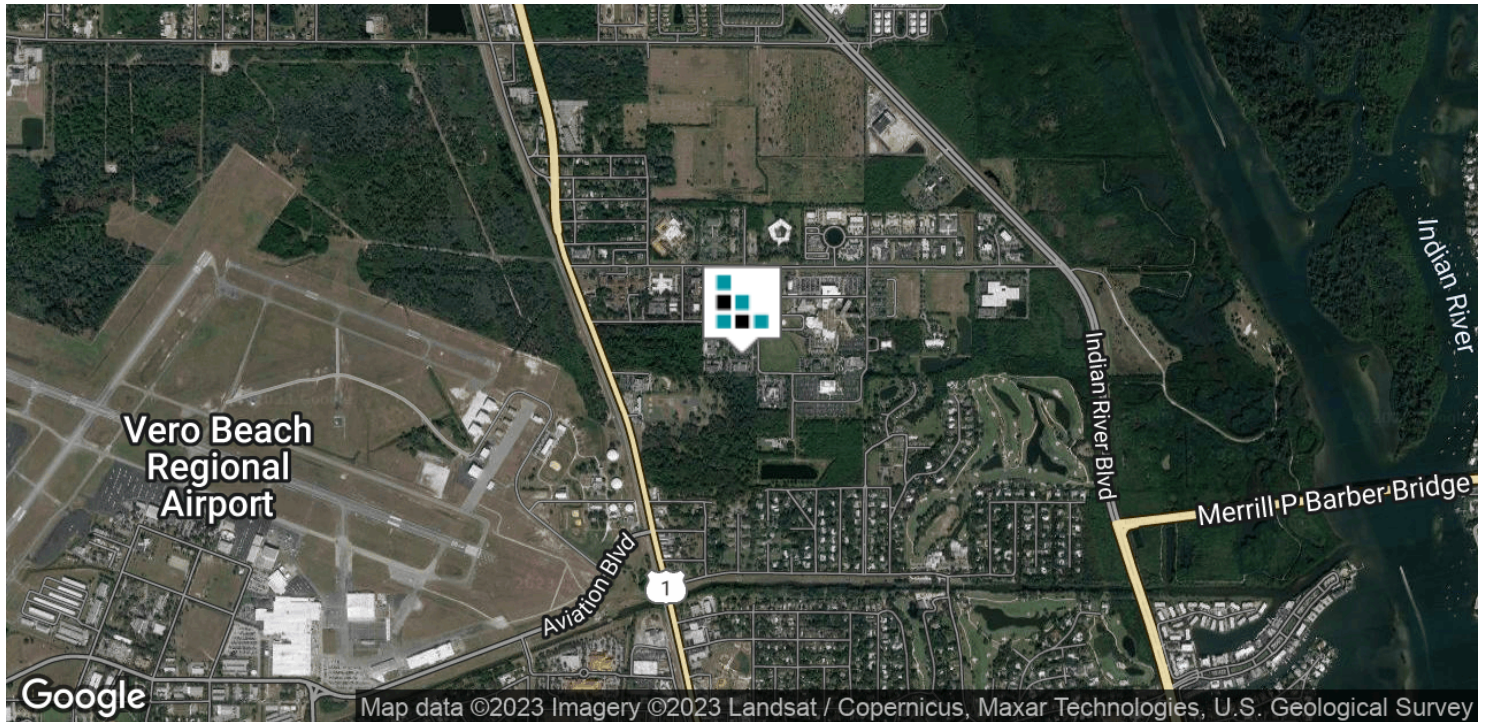


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Location Maps

MEDICAL OFFICE CONDO

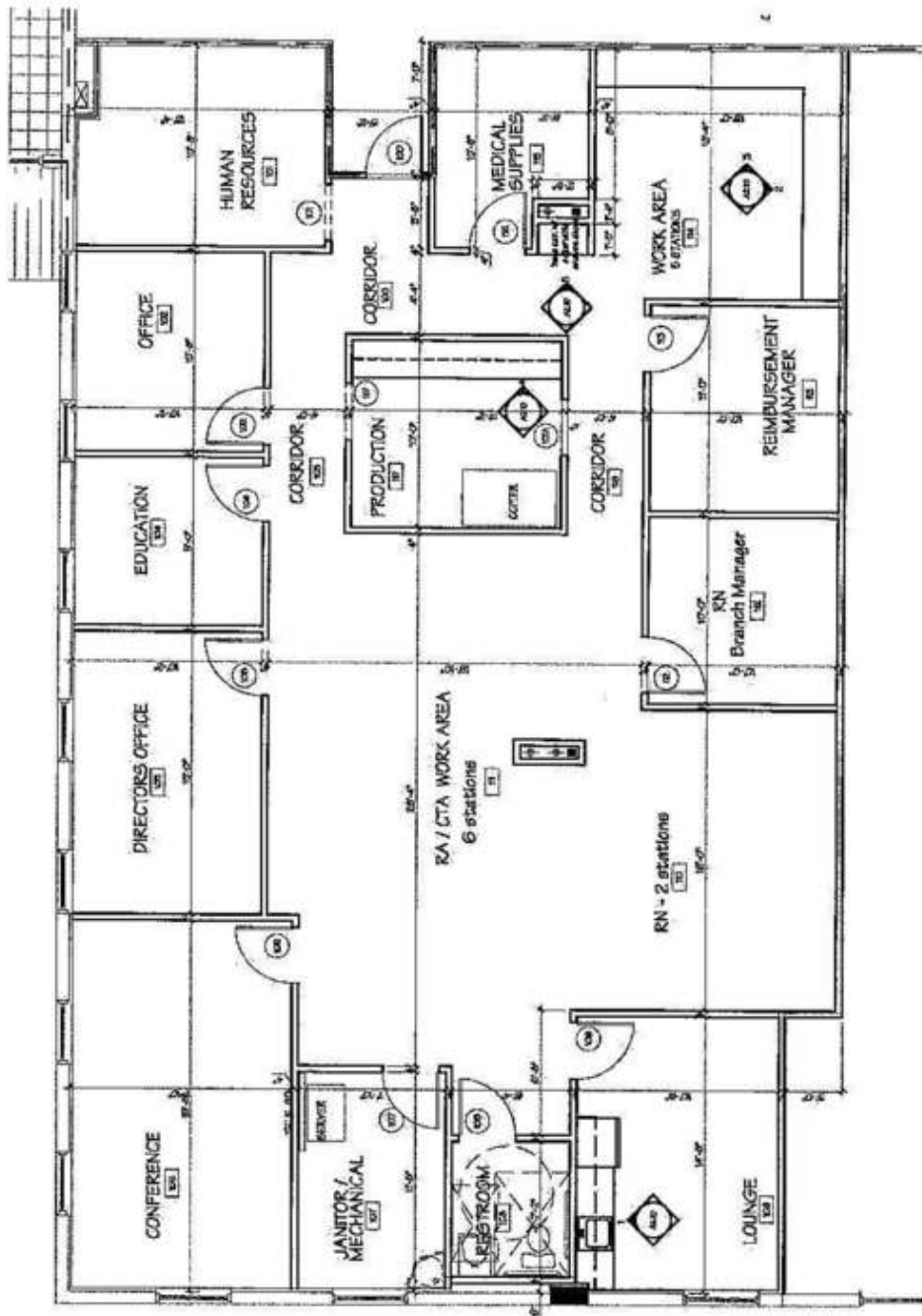
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Floor Plans

MEDICAL OFFICE CONDO

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CARETENDERS

Tenant Space = 2,585 S.F.
Leaseable Area = 2,696 S.F.

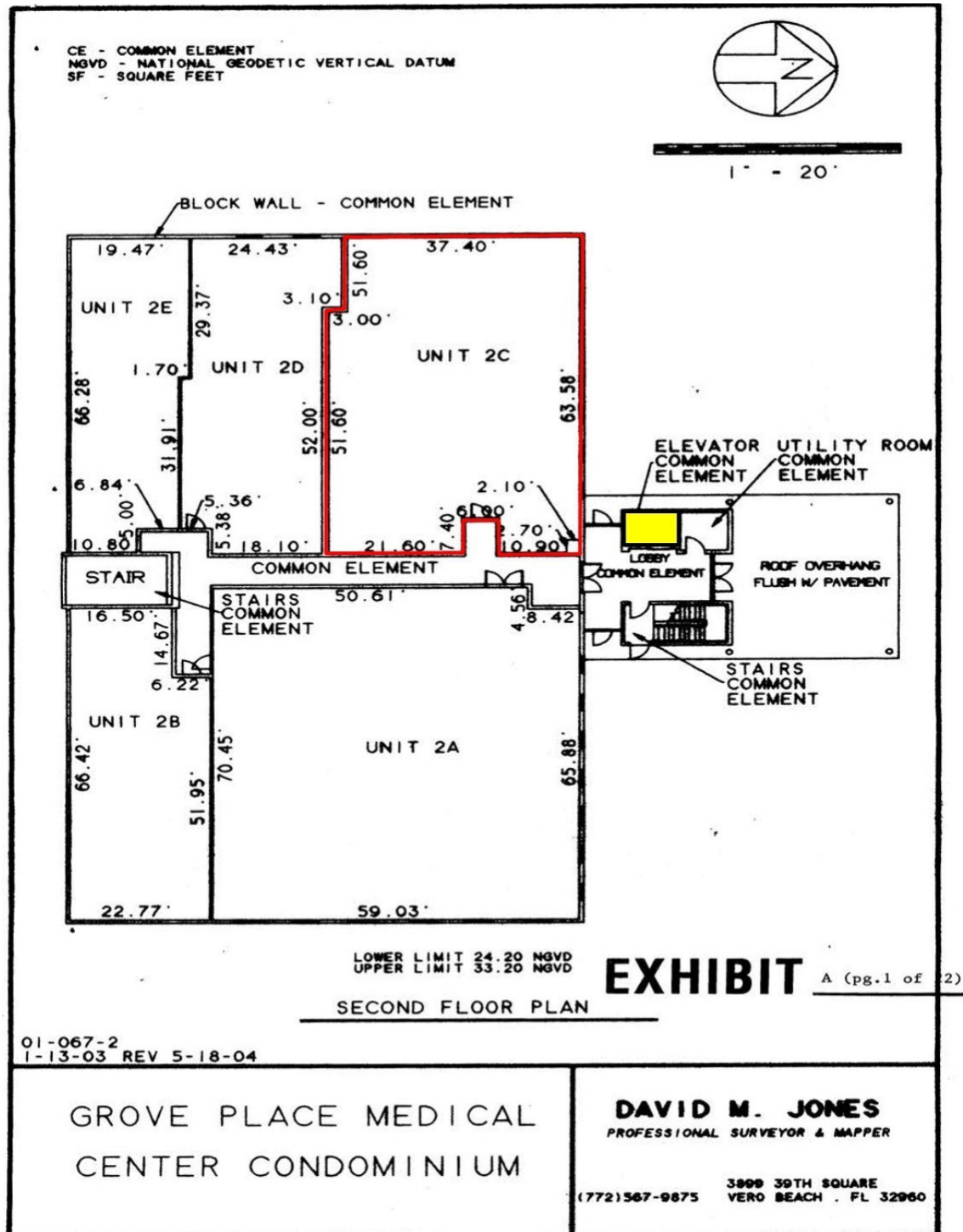
Scale: 1/8" = 1'-0"



Floor Plans

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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,220	65,135	135,678
Median age	61.1	48.2	48.4
Median age (Male)	59.6	46.2	47.0
Median age (Female)	62.1	50.0	49.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,065	28,574	58,506
# of persons per HH	2.1	2.3	2.3
Average HH income	\$85,088	\$68,886	\$68,916
Average house value	\$212,008	\$255,018	\$216,815

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

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