FOR SALE

19.85± Retail Developable Acres Bank-Owned Property Edgewater, Volusia County, Florida



Location: The property is a located at 3199 W. Indian River Blvd. in Edgewater, FL and has good frontage along both Indian River and Coral Trace Boulevards just off I-95. There is also a residential subdivision behind the site.

Size: 19.85 total and developable acres.

Zoning: Currently zoned A-3 with a future land use of Mixed Use by the city of Edgewater. This zoning allows for office, retail, and various commercial uses.

Access: The site can be accessed from both Indian River and Coral Trace Boulevards.



For more information and inspection please contact:

Margery Johnson, CCIM, CIPS

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Senior Director Land Brokerage Services Logan.Holz@cushwake.com (904) 380-8346



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The property is located less than one mile east from I-95, approximately 30 minutes south of Daytona Beach and one hour north east of Orlando.

All utilities and municipal services, including sewer, are available to the site.



A Phase I Environmental report was completed by Colella & Associates in June 2005 and no recognized environmental conditions were identified.

For more information and inspection please contact:

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

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