

# 5 ac Waterfront Development Site

Adjacent to  
**Sebastian River Medical Center**



- North 1,234 ft boundary shared with Medical Center
- Zoning: OCR - Office, Comm, Residential (6 units per acre)
- Suitable for Medical Offices, Emergency Care Center
- Professional Offices, Vocational & Technical Training
- Potential Resort Hotel site with river & ocean access
- Public Utilities available
- Bay Street / 83<sup>rd</sup> Ave paved to property corner
- Indian River County Parcel ID# 30382100001000000001.0

**\$1,299,000.**





*5 acres of beautiful, wooded waterfront property with a high elevation. OCR zoning offers a multitude of development possibilities. This unique parcel has a wonderful old Florida setting with a wide-water view.*

**Call our office for additional information.**

