

# 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; are at corner of property
- Bay Street / 83<sup>rd</sup> Avenue paved to property corner
- Indian River County Parcel ID# 30382100001000000001.0

**\$799,000.**



**mark walters  
& company**  
real estate brokers & auctioneers

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Indian River  
and  
Intracoastal  
Waterway

**5 ac Site**

Sebastian River  
Medical Center

*Publix*



Walmart

~~~~  
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.



Atlantic Ocean

Sebastian Inlet

Indian River / ICW

5 ac Site →

Sebastian  
River

**Please call Mark for additional information: (772) 201-5650**



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