

FOR SALE

FORMER BANK 1060 N. Highway A1A | Indianlantic Beach | Brevard County, | Florida 32903



Logan Holz President
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4480 Coquina Drive | Jacksonville Beach, FL 32250

EAGLES HIGH
REAL ESTATE ADVISORS



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CONTACT

For additional information regarding the proposed offering please contact:

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EXECUTIVE SUMMARY

Eagles High Real Estate Advisors, LLC has been retained by Wells Fargo, N.A., as exclusive real estate advisor and agent with respect to the sale of 2,714 square feet of building on approximately .65 acres of land, including 20 parking spaces and 3 covered drive through lanes, located at 1060 N. Highway A1A, Indianlantic Beach, Florida. Traffic counts on N. Highway A1A are 18,900 AADT in front of the property.

The Bank will be vacated by Wells Fargo as part of their plans to consolidate and close some branch offices nationwide. It is being offered for sale to investors or other alternative owner-users or developers, and there will be a two-year recorded deed restriction against the use as a financial institution.

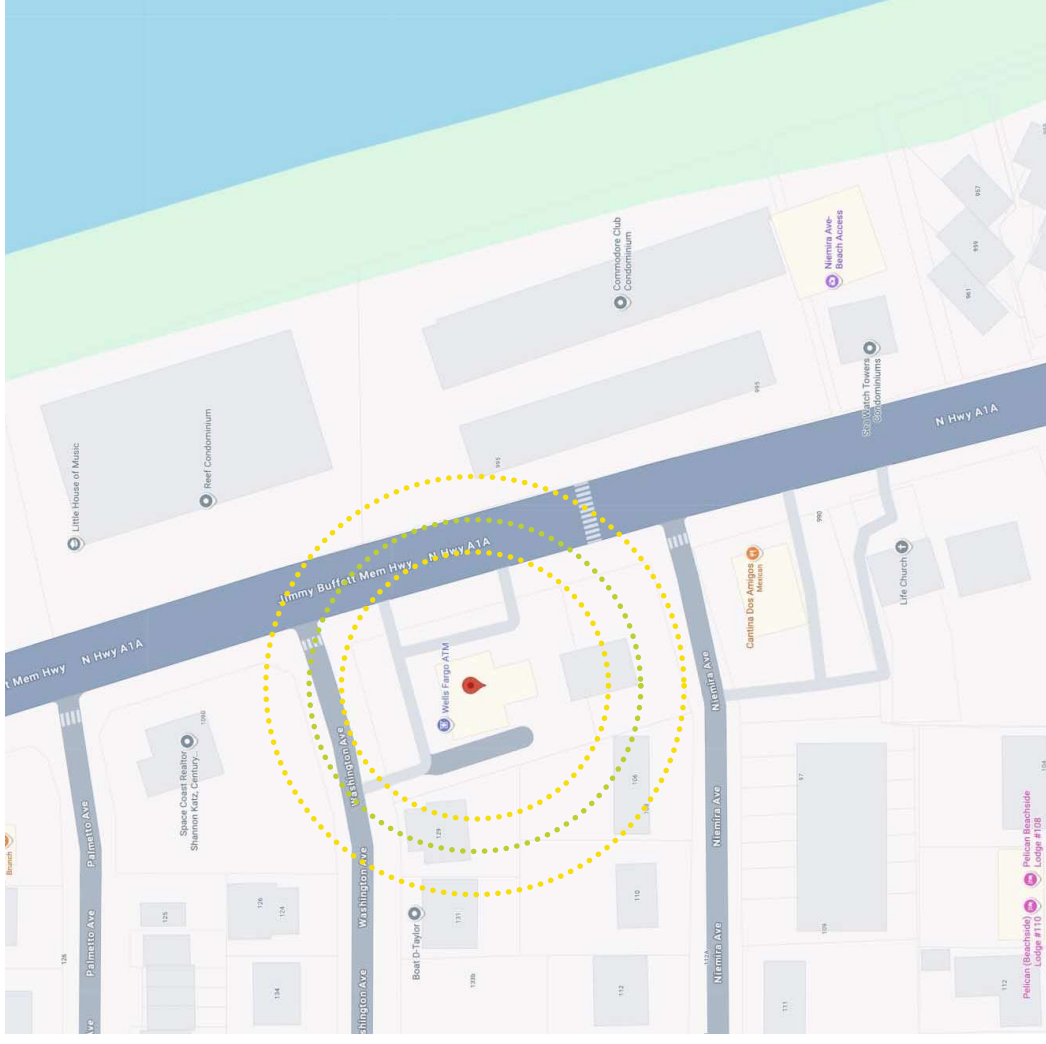
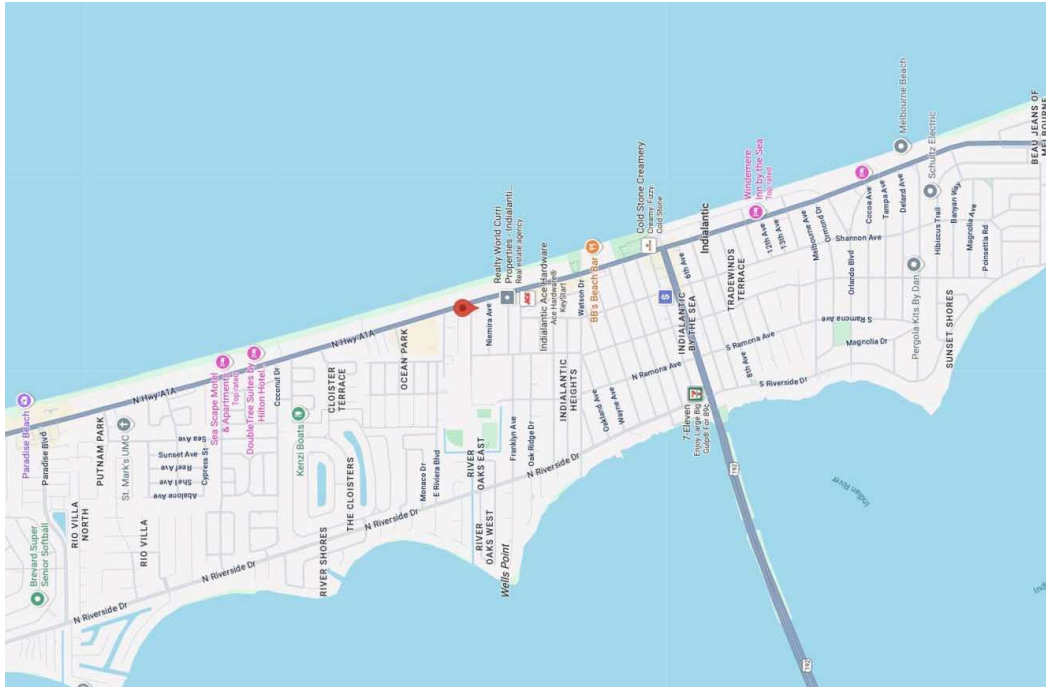
LIST PRICE: \$850,000

WELLS
FARGO



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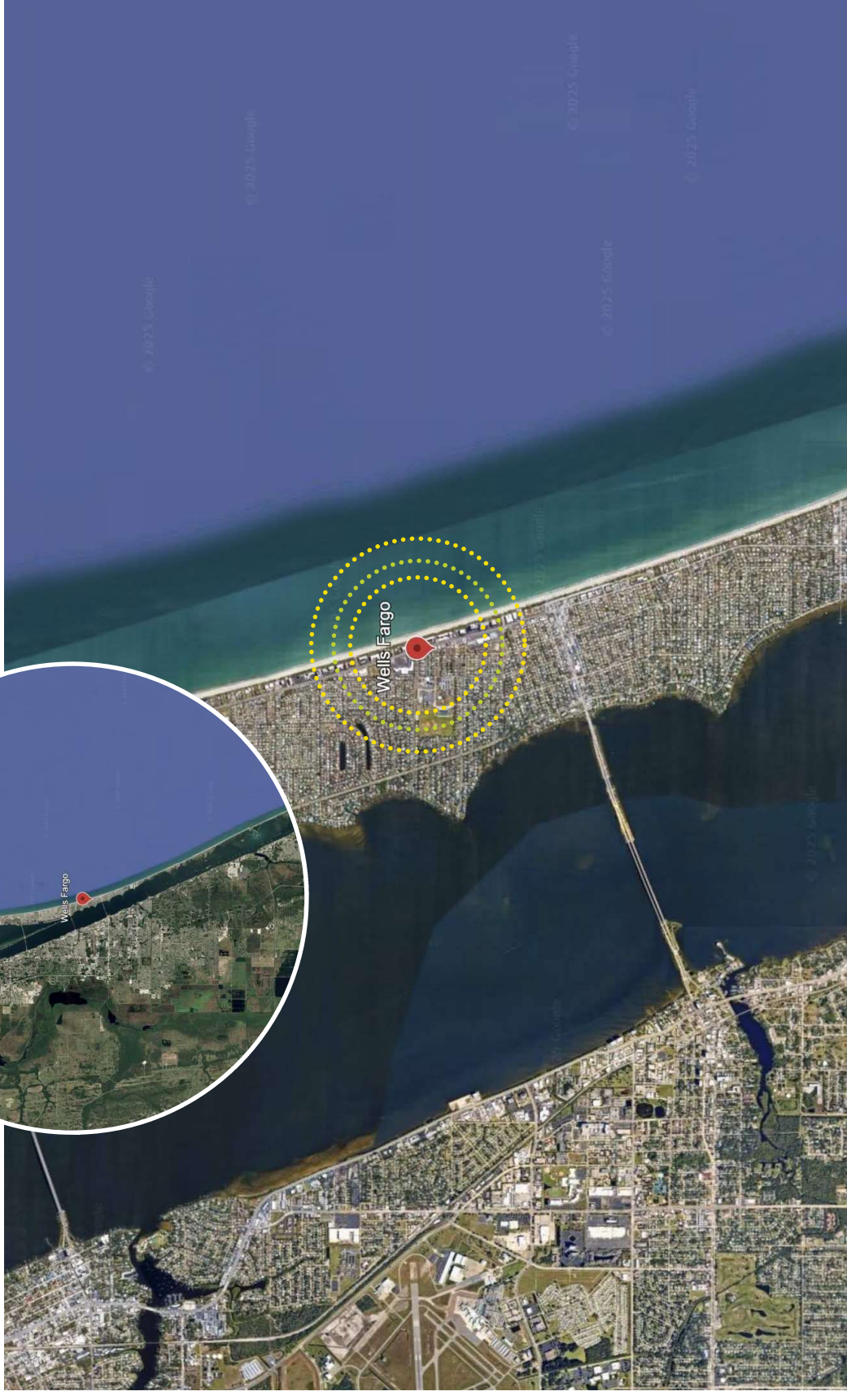
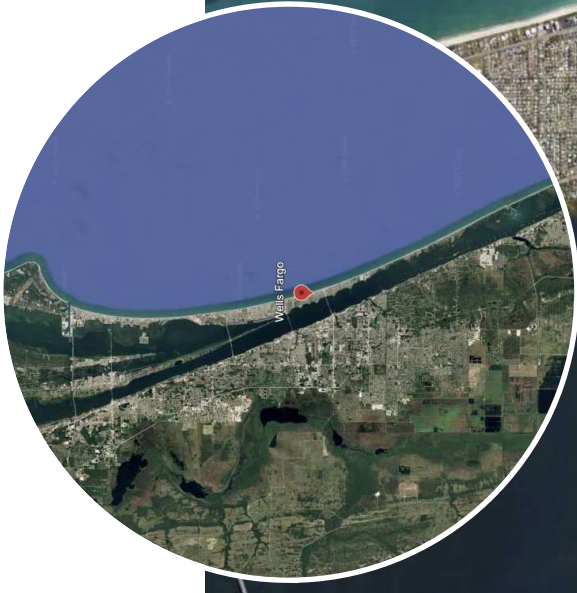
LOCATION MAP



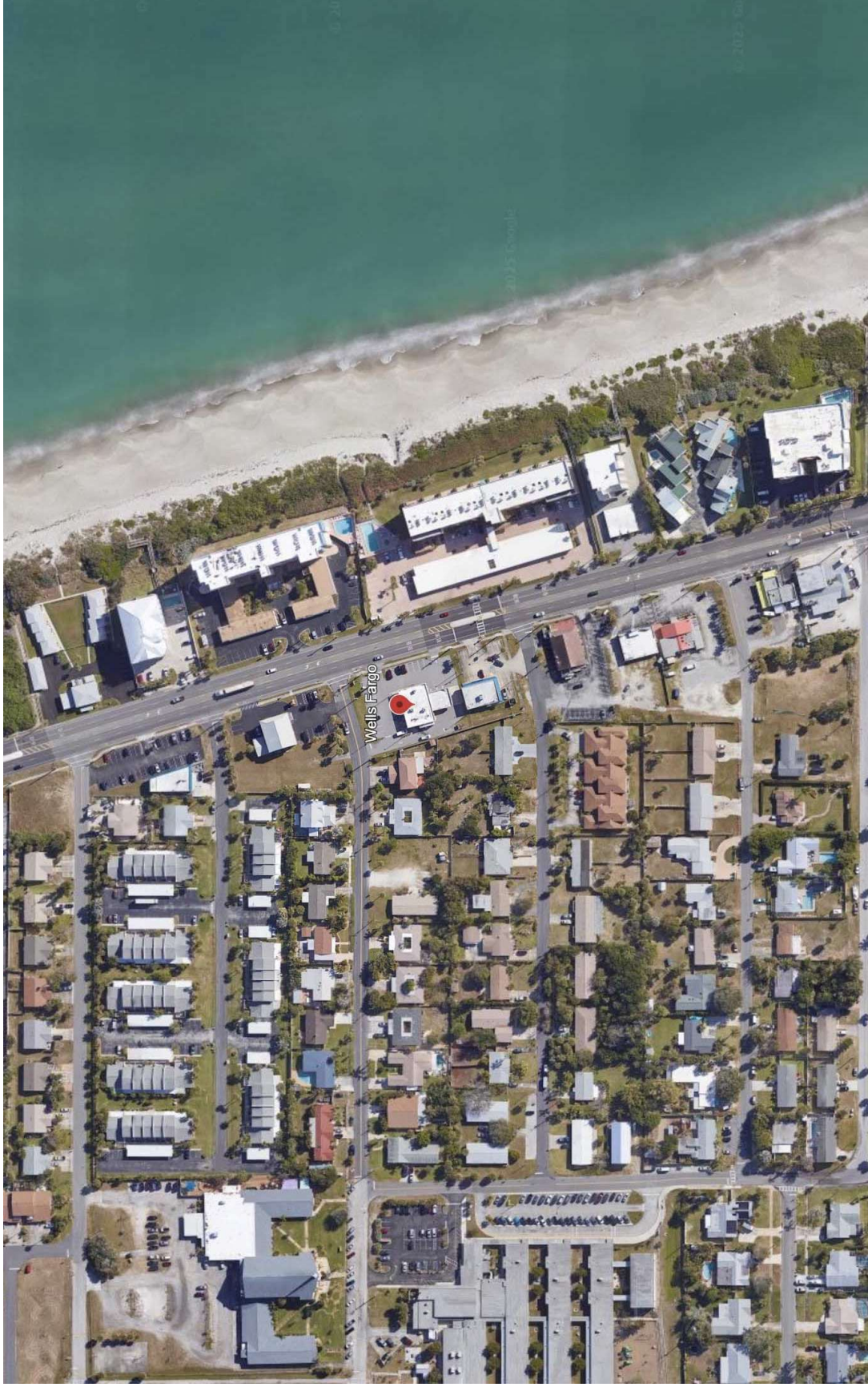
DETAIL MAP



AREA MAP



REGIONAL MAP





PROPERTY HIGHLIGHTS

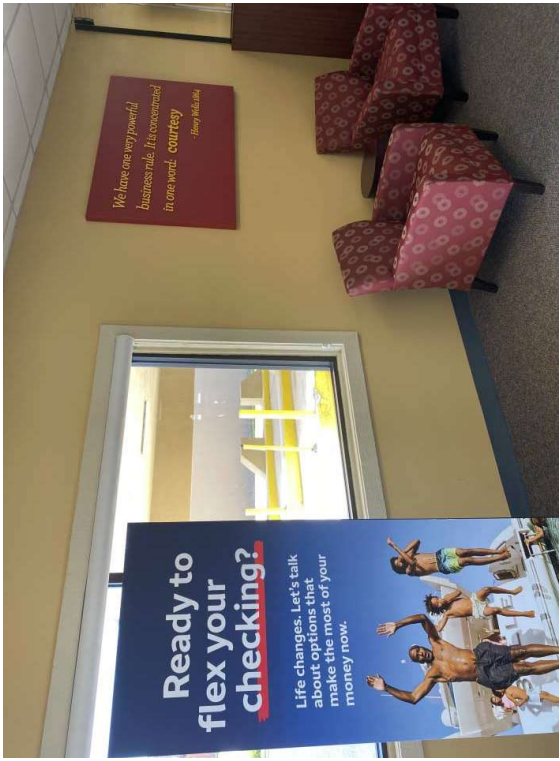
- ⦿ **Location:** 1060 N. Highway A1A, Indianlantic Beach, Florida 32903
- ⦿ **Building Size:** +/- 2,714 Square Feet
- ⦿ **Land Area:** +/- .65 Acres
- ⦿ **Parking:** 20 Parking Spaces
- ⦿ **Drive-Through Lanes:** 3 Covered
- ⦿ **Access:** N. Highway A1A & Washington Avenue
- ⦿ **Traffic Counts:** 18,900 AADT
- ⦿ **List Price:** \$850,000



PROPERTY PHOTOS



PROPERTY PHOTOS



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal.

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