

1228 S. HOPKINS AVENUE

TITUSVILLE, FLORIDA 32780

RENOVATED FLEX / CONTRACTOR FACILITY



HIGH-VISIBILITY S. HOPKINS LOCATION | LARGE SECURED YARD | FLEXIBLE TWO-SUITE CONFIGURATION

+/- 0.83 AC

SELLER-PROVIDED SITE

+/- 0.60 AC

USABLE FENCED YARD

+/- 1,800 SF

BUILDING AREA

2

NEW ROLL-UP DOORS

EXTENSIVELY RENOVATED

- New metal roof, stucco, exterior paint, windows & doors
- New electrical, drywall, interior paint & LED lighting
- New HVAC systems, bathrooms and epoxy flooring
- Redone parking, landscaping and perimeter fencing
- Near-turnkey presentation for owner-user or investor

FLEXIBLE BUSINESS USE

- Operate as one full +/- 1,800 SF facility or two separate suites
- Firewall separation with fire-rated communicating door
- Ideal for contractors, trades, service businesses, fleet or equipment users
- Owner-user + tenant or two-suite investment potential
- Convenient access to US-1, I-95 and North Brevard employment centers

SECURED OUTDOOR STORAGE + FINISHED FLEX SPACE + OCCUPANCY FLEXIBILITY

A hard-to-replicate small commercial package for owner-users, contractors and investors.

CHAD P. CONNER | BROKER / OWNER
321-593-2096

FLAG AGENCY REAL ESTATE | EST. 1973
Office: 321-267-3600

All information is believed accurate but is not guaranteed. Acreage, yard area, zoning, permitted uses, measurements and improvements should be independently verified by buyer.