

Turnkey Medical Office In Heart Of Melbourne

1405 Pine Street, Melbourne, FL 32901

Centrally Located / Walking Distance to Holmes / FF&E Included



OFFERING SUMMARY

Sale Price: \$695,000

Acreage: 0.28 Acres

Facility SF: 2,004 SF

Zoning: City of Melbourne
Residential Professional
(R-P)

PROPERTY OVERVIEW

Waiting Room, Check-in/Out, Lab, 4 Plumbed Exam Rooms, Doctor's Office
Carpet and LVP Flooring. Drop Ceiling Throughout
3 Total Restrooms (1 with Shower + 2 with Passthrough Windows to Lab)
Remaining FF&E Included
10 Asphalt Paved/Striped Parking Spaces
Utilities: City Water/Sewer, FPL Electric
New Roof 2025. Hot Water Heater 2024. HVAC 2022. Electric Panel 2023
Do not Disturb Tenant. Property Delivered Vacant at Closing

LOCATION OVERVIEW

Conveniently positioned within walking distance to the Health First Holmes Regional Medical Center, and the rest of the Melbourne medical community! Downtown Melbourne, the Melbourne Square Mall, and the Melbourne International Airport are a short drive away. Lots of shopping, dining, schools, and employers nearby. Make this the future home for your business today!



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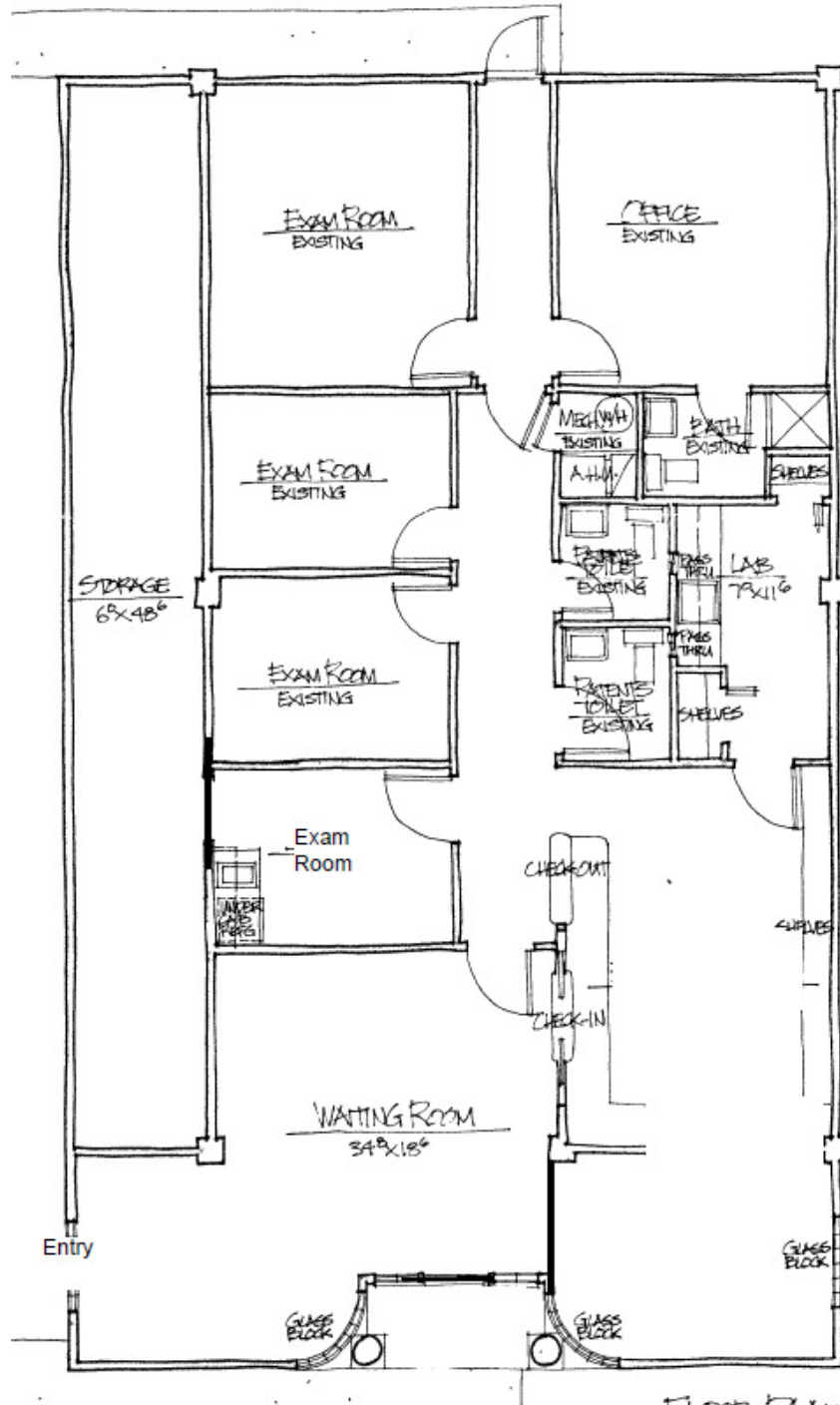


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Floor Plan

For Illustration Purposes Only



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Zachary M. Ullian

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Additional Photos



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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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FF&E

P. ZABIUSKI

QTY	MAKE	MODEL	DESCRIPTION	LOCATION
18			WOOD FRAMED LEATHER CHAIR	WAITING ROOM
1			WOOD FRAMED GLASS TABLE	WAITING ROOM
1	RITTER MIDMARK		223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 1
1			METAL FRAME SIDE CHAIR	EXAM ROOM 1
1	RITTER MIDMARK		223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 2
1			METAL FRAME SIDE CHAIR	EXAM ROOM 2
1	RITTER MIDMARK		223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 3
1			METAL FRAME SIDE CHAIR	EXAM ROOM 3
1			GOOSNECK EXAM LIGHT	EXAM ROOM 3
1			STEP STOOL	EXAM ROOM 3
1	RITTER MIDMARK		223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 4
1	OLYMPYS	CV-170	XXXXXXXXXX	EXAM ROOM 4
1	VALLEYLAB	SURGISTAT II	XXXXXXXXXX	EXAM ROOM 4
1			STAINLESS TEEL LAKESIDE CART	EXAM ROOM 4
1			ROLLING MAYO TSAND	EXAM ROOM 4
1	MICRO FRIDGE		MINI FRIDGE	EXAM ROOM 4
1			METAL FRAME SIDE CHAIR	EXAM ROOM 4
1	OLYMPUS	CYF TYPE V2	XXXXXXXXXX	EXAM ROOM 4
1			WOOD DESK	EXAM ROOM 4
2			WOOD FRAMED LEATHER CHAIR	DOCTORS OFFICE
1			XXXX	DOCTORS OFFICE
1			LEATHER DESK CHAIR	DOCTORS OFFICE
1	VERATHON	BVI 9400	XXXXXXXXXX	DOCTORS OFFICE
1	RITTER MIDMARK	M9 ULTRACLAVE	XXXXXXXXXX	FRONT OFFICE
1	SIEMENS	CLINITEK STATUS +	XXXXXXXXXX	FRONT OFFICE
1	NORLAKE SCIENTIFIC		ANALYZER	FRONT OFFICE
1	LEXMARK	MS415DN	UNDERCOUNTER REFRDIGERATOR	FRONT OFFICE
4	DELL		PRINTER / FAX MACHINE	FRONT OFFICE
3	FUJITSU	FI-7160	LA 301	FRONT OFFICE
1	LEXMARK	MX822	DOCUMENT SCANNER	FRONT OFFICE
1	MAGIC CHEF		MF PRINTER / SCANNER / FAX MACHINE	FRONT OFFICE
1	APPLE		UNDERCOUNTER REFRDIGERATOR	FRONT OFFICE
1	FUTURO		IPAD	FRONT OFFICE
			WHEELCHAIR	FRONT OFFICE
				WAITING ROOM

41 P. VONG S

18 CHAIRS - WAITING ROOM



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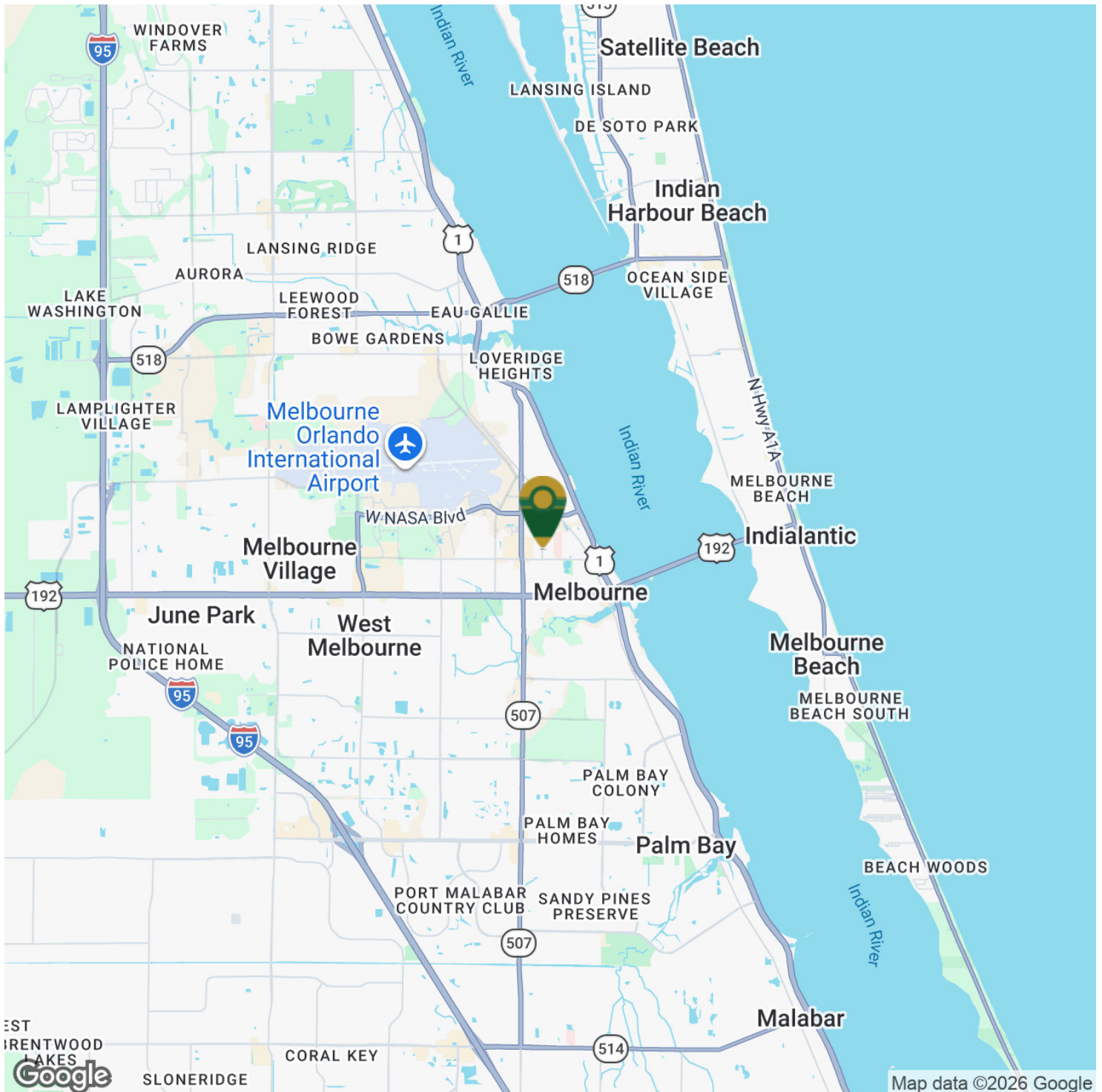


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Location Map



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