

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!



Individual Members
Michael S. Ullian

Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker

Cell: 321.258.7556

mike@ullianrealty.com

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



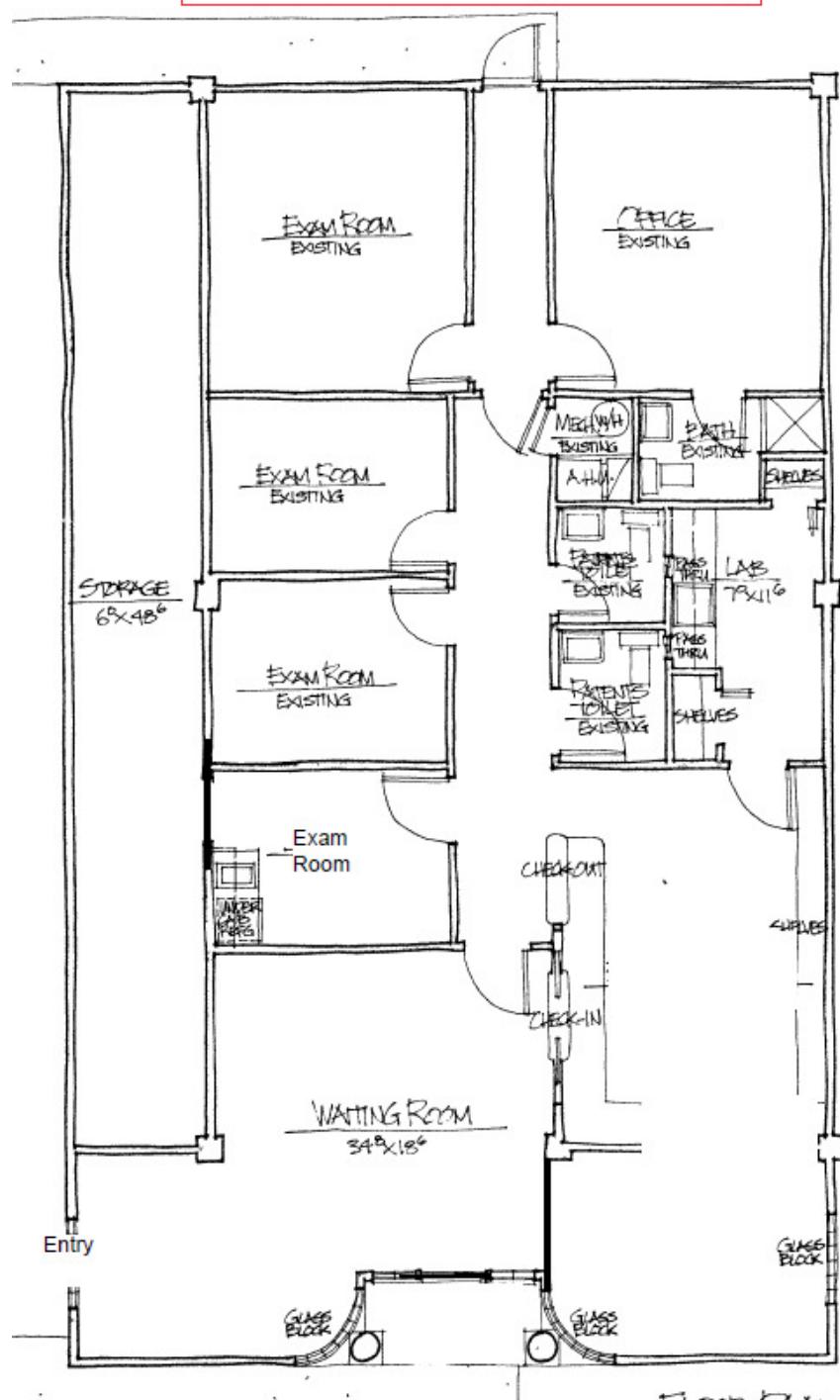
SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

Turnkey Medical Office In Heart Of Melbourne

1405 Pine Street, Melbourne, FL 32901

Floor Plan

For Illustration Purposes Only



Individual Members
Michael S. Ullian

Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker

Cell: 321.258.7556

mike@ullianrealty.com

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

Turnkey Medical Office In Heart Of Melbourne

1405 Pine Street, Melbourne, FL 32901

Additional Photos



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

Turnkey Medical Office In Heart Of Melbourne

1405 Pine Street, Melbourne, FL 32901

FF&E

P. Zajiciuski

4 Phonics

18 CHAIRS - WAITING ROOM



Individual Members
Michael S. Ullian

Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

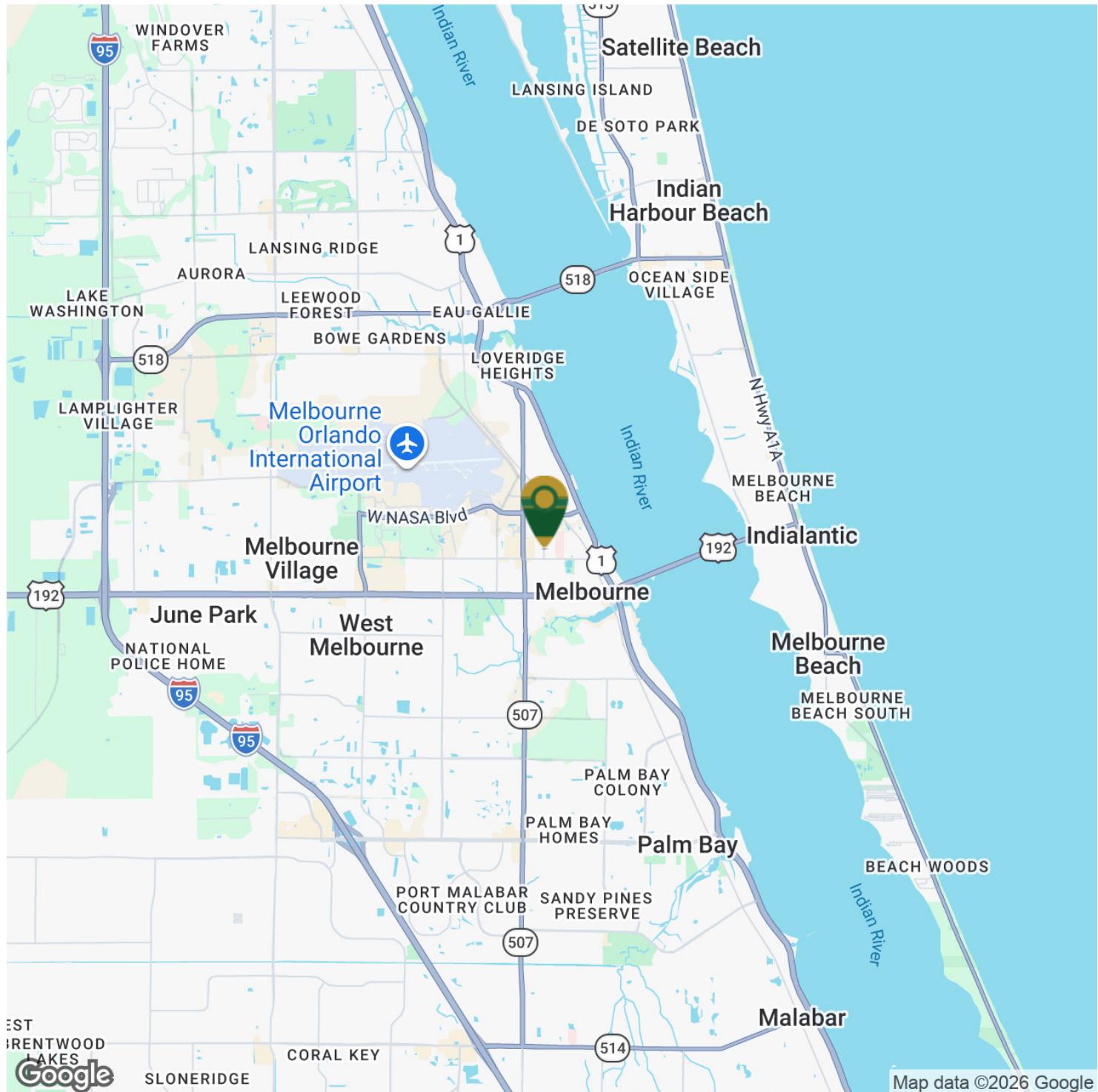


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

Turnkey Medical Office In Heart Of Melbourne

1405 Pine Street, Melbourne, FL 32901

Location Map



Individual Members
Michael S. Ullian

Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



Individual Members
Michael S. Ullian
Zachary M. Ullian