

Income Producing Medical Condo @ Zales Plaza

13832 U.S. 1, Sebastian, FL 32958

Opportunity to Continue Collecting Rent or Owner Occupy if Tenant Vacates



OFFERING SUMMARY

Sale Price: \$272,500

Facility SF: 980 SF

Zoning: Indian River County
Limited Commercial
District (CL)

PROPERTY OVERVIEW

Reception/Waiting Room, 4 Plumbed Exam Rooms, 1 Office, Lab, 2 Restrooms
Mix of Carpet/Tile & Drop Ceiling Throughout. New HVAC Unit 2020
LL Collects \$2,469.24/month. 3% Annual Escalator. Expires 8/7/28
LL Pays Base Year Taxes. Tenant Pays Increases & Interior Contents Insurance
Tenant Pays Interior Maintenance. LL Pays HVAC Above \$250/service call
City Water/Sewer Included in Association Dues; FPL Electric Paid by Tenant
81 Paved/Striped/Lighted Concrete Common Parking Spaces at Plaza
Est. 2026 Association Dues are \$2,180.96/Quarter
Please do not disturb occupant

LOCATION OVERVIEW

Located at the northern boundary of Indian River County. Property is adjacent to a variety of medical practices and is strategically positioned directly across from the Sebastian River Medical Center. Convenient US1 frontage provides easy access to Brevard County, Wabasso Causeway and Vero Beach. Call today for details!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Additional Photos



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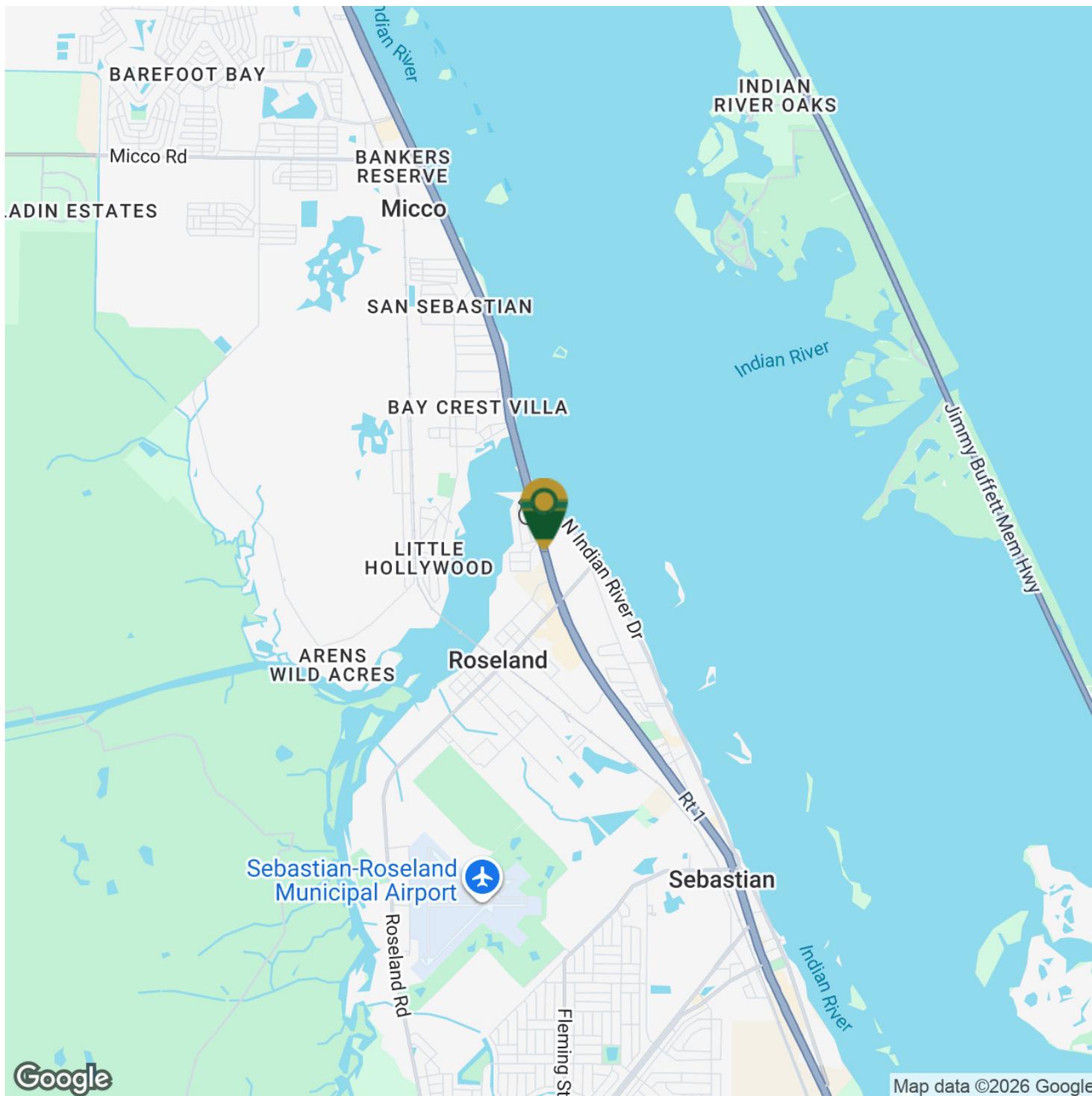


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Location Map



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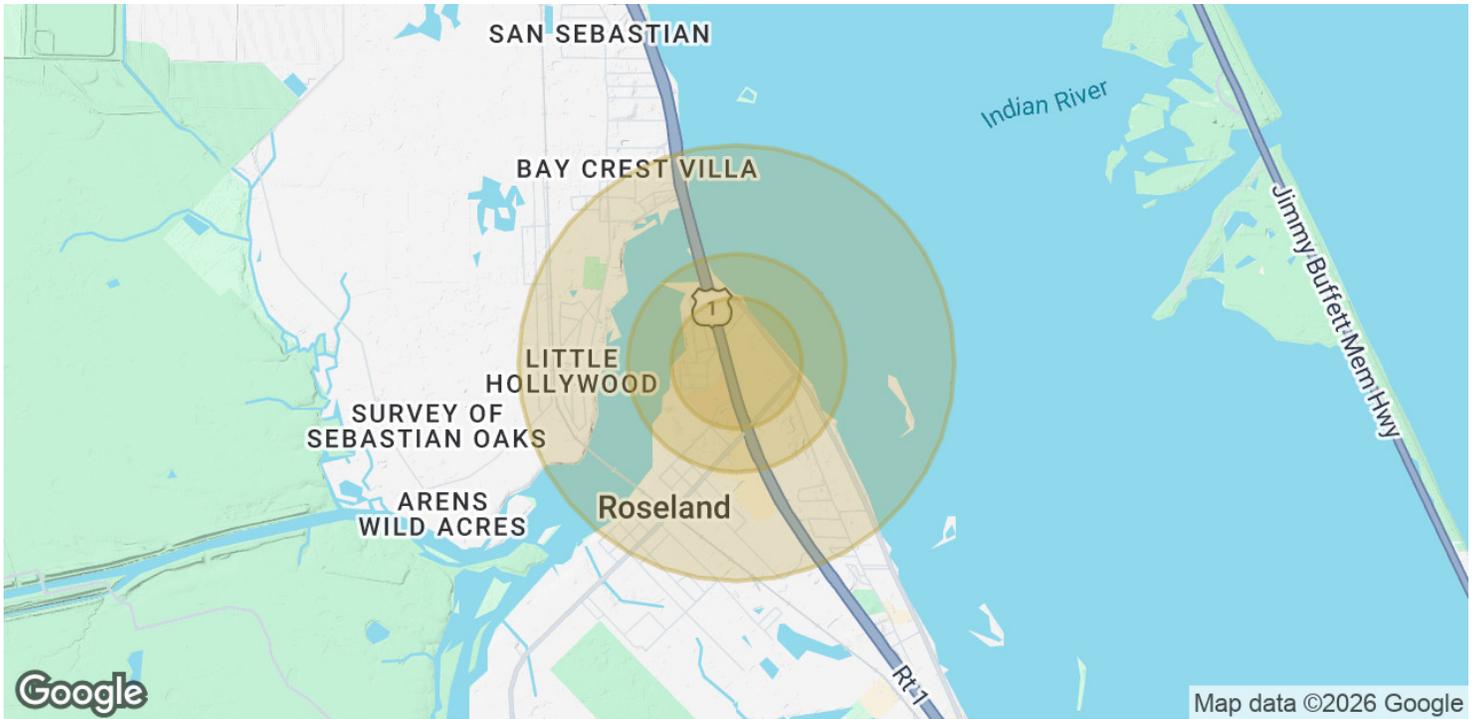


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	179	387	1,635
Average Age	60	61	59
Average Age (Male)	60	60	59
Average Age (Female)	61	61	59

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	206	831
# of Persons per HH	1.9	1.9	2
Average HH Income	\$74,872	\$72,794	\$67,168
Average House Value	\$343,313	\$344,442	\$427,776

Demographics data derived from AlphaMap

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