



**FOR SALE | 9,284 SQFT**  
**650 Azalea Ave Merritt Island, Florida**



## HIGHLIGHTS

- 9,284 SQFT Facility On .53 Acres
- Sale Includes Real Estate, Business, and Equipment
- 5 Dock Doors
- +/- 8 Miles From Port Canaveral

## CONTACT

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## SUMMARY

The Industrial Team at Lightle Beckner Robison, Inc. is happy to offer this unique opportunity to own a thriving seafood service distributor close to Port Canaveral! Located in Merritt Island, 650 Azalea Avenue is within 8 miles of Brevard County's Port and the business has a well established client base, being in business for almost 30 years. Included in this sale are the following:

- 9,284 sf. Warehouse
- 3 Hard-Walled Offices
- Lobster Tanks
- Ice Machine
- Cutting & Wash Rooms
- 3 Freezer Rooms
- 5 Company Trucks
- Contact For Business Financials

## PROPERTY OVERVIEW

**TOTAL SITE** ..... .53 AC

**WAREHOUSE SF**..... 9,284

**FREEZER COUNT**..... 3

**ZONING** ..... BU-2

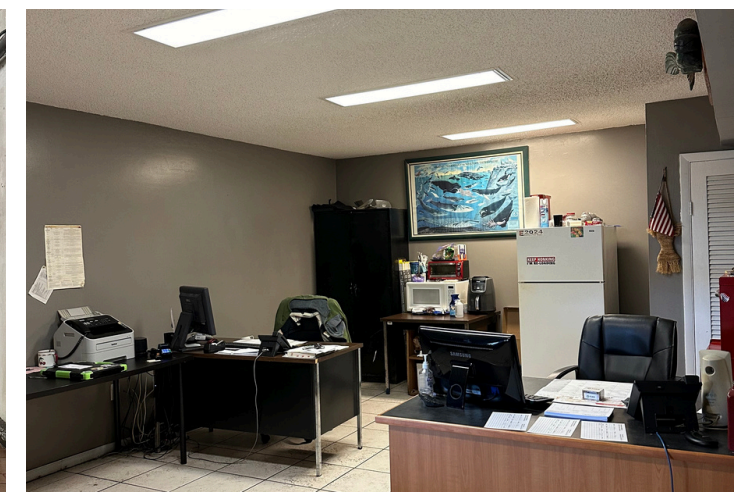
**COUNTY** ..... Brevard

**CONSTRUCTION** .... Conc Blk / Metal

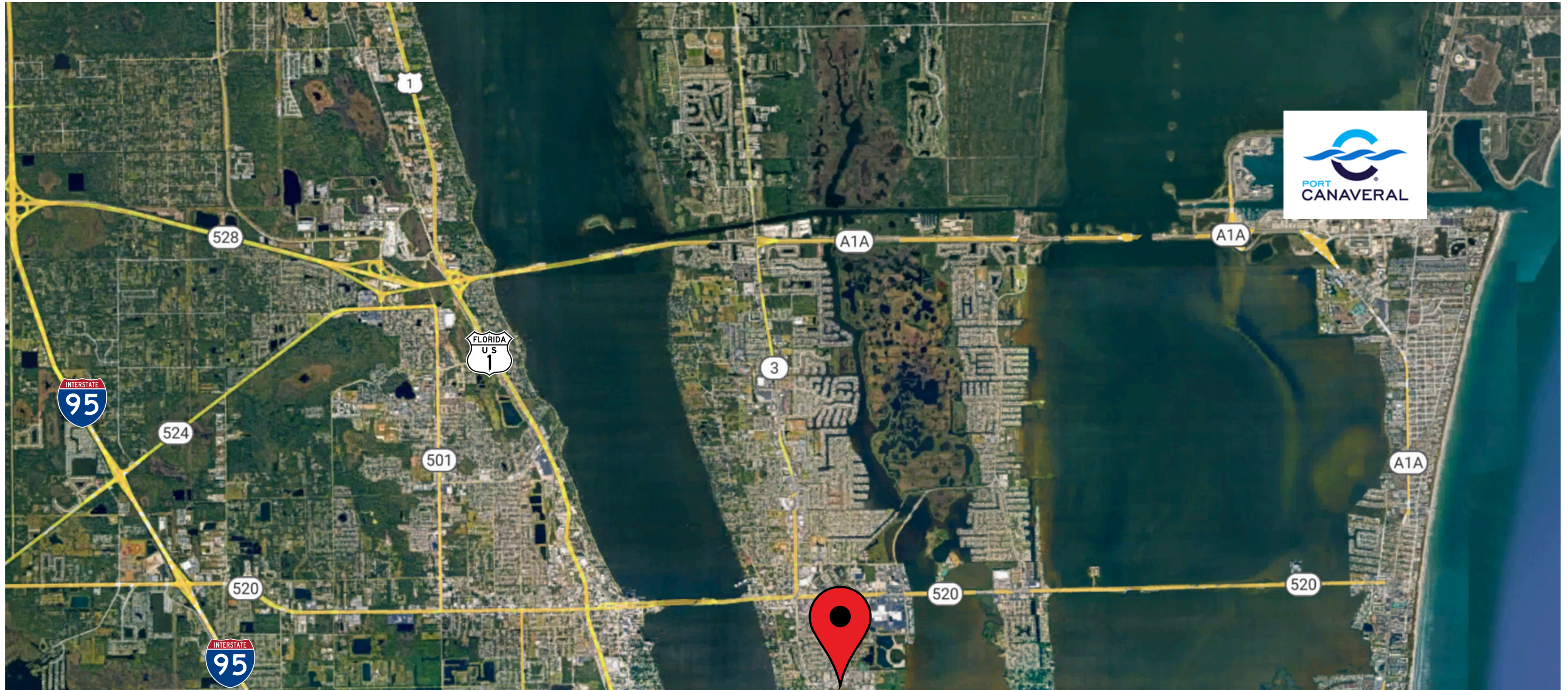
**DOORS** ..... 5 (Dock)

**ASKING PRICE** ..... \$1,550,000

## PROPERTY PHOTOS



## LOCATION OVERVIEW



## HIGHLIGHTS

Located in Palm Bay, 1450 Treeland Blvd SE holds close proximity to Port Canaveral (8 Miles) & I-95 (7 Miles).

- **7 Miles to Interstate 95**
- **8 Miles to Port Canaveral**
- **3 Miles to US-1**
- **42 Miles to Orlando Airport**
- **21 Miles to Melbourne Airport**