

217 W Seminole Ave

MELBOURNE, FLORIDA 32901

3 UNIT OFFICE BUILDING FOR SALE



*BOUNDARY LINES ARE ESTIMATED FOR ILLUSTRATIVE PURPOSES.

For those ready for what's next



ASKING PRICE (\$)



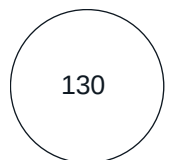
SIZE (SF)



LOT SIZE (AC)



TOPOGRAPHY

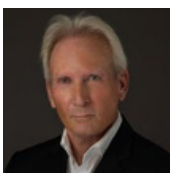


FRONTAGE (FT)

National Realty Commercial Associates is pleased to present an exceptional investment opportunity in the heart of Melbourne. This well-maintained, three-unit office building is located at a prominent corner near the Melbourne Airport, making it easily accessible and highly visible to potential clients and employees.

Situated within Brevard County's thriving employment hub, the property is surrounded by major employers like Northrop Grumman, L3Harris Technologies, and other key players in the aerospace and tech industries.

Whether you're an investor seeking a reliable income-producing property or a user looking for a future space in a high-demand area, 217 W Seminole Ave is a perfect choice.



ALAN KING, CCIM

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Key Features:

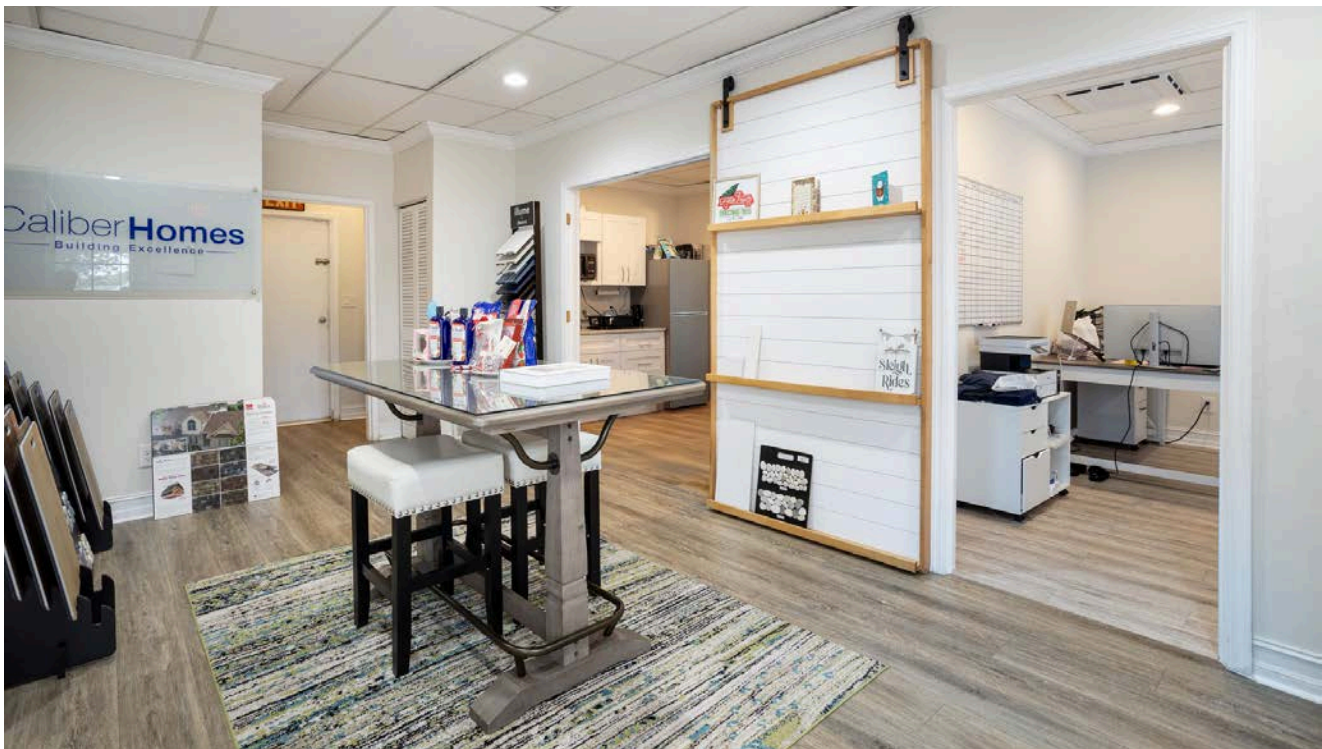
- **Fully Leased:** All three units are occupied by local, long-term tenants, ensuring consistent income.
- **Functional Layouts:** Each unit offers a professional layout, including private offices on the second floor, designed to meet the needs of a variety of businesses.
- **Strategic Location:** Just minutes from the Melbourne Airport, I-95, and downtown Melbourne, this property provides unparalleled convenience for tenants and their clients.
- **Corner Lot:** Prime visibility and accessibility enhance the property's appeal to both tenants and investors.



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