

# Turnkey Medical Office In Heart Of Sebastian

816 Us Highway 1, Sebastian, FL 32958

**Corner Property / Sale or Lease / FF&E Included**



## OFFERING SUMMARY

**Sale Price:** \$795,000

**Acreage:** 0.29 Acres

**Facility SF:** 1,800 SF

**Zoning:** City of Sebastian  
Commercial Riverfront  
(CR)

## PROPERTY OVERVIEW

Reception/Waiting Room, 2 Plumbed Exam Rooms, 3 Offices, Break Room  
3 Restrooms (1 with Shower). Bonus Upstairs Storage of Approx. 450 SF  
Drop Ceiling Throughout. Mix of Carpet, Tile & Vinyl Flooring  
Remaining FF&E is Included

Utilities: Water, Septic (Pumped 2024), FPL Electric  
14 Asphalt Paved/Striped/Illuminated Parking Spaces  
Traffic Count est. 22,000 VPD on US1

Roof (2022), HVAC Condenser (2024), Exterior Paint (2025), Irrigation (2025)  
Also Available For Lease

Disclaimer: Exterior photos have been enhanced via Google Gemini

## LOCATION OVERVIEW

Strategically positioned directly US1 approximately halfway between the Indian River County Line and the Wabasso Causeway. Orlando Health Sebastian River Medical Center, Cleveland Clinic Indian River Hospital and the Vero Beach Regional Airport are a short drive away. Lots of golfing, waterfront dining and boating nearby. Call today for details!

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

Broker Associate  
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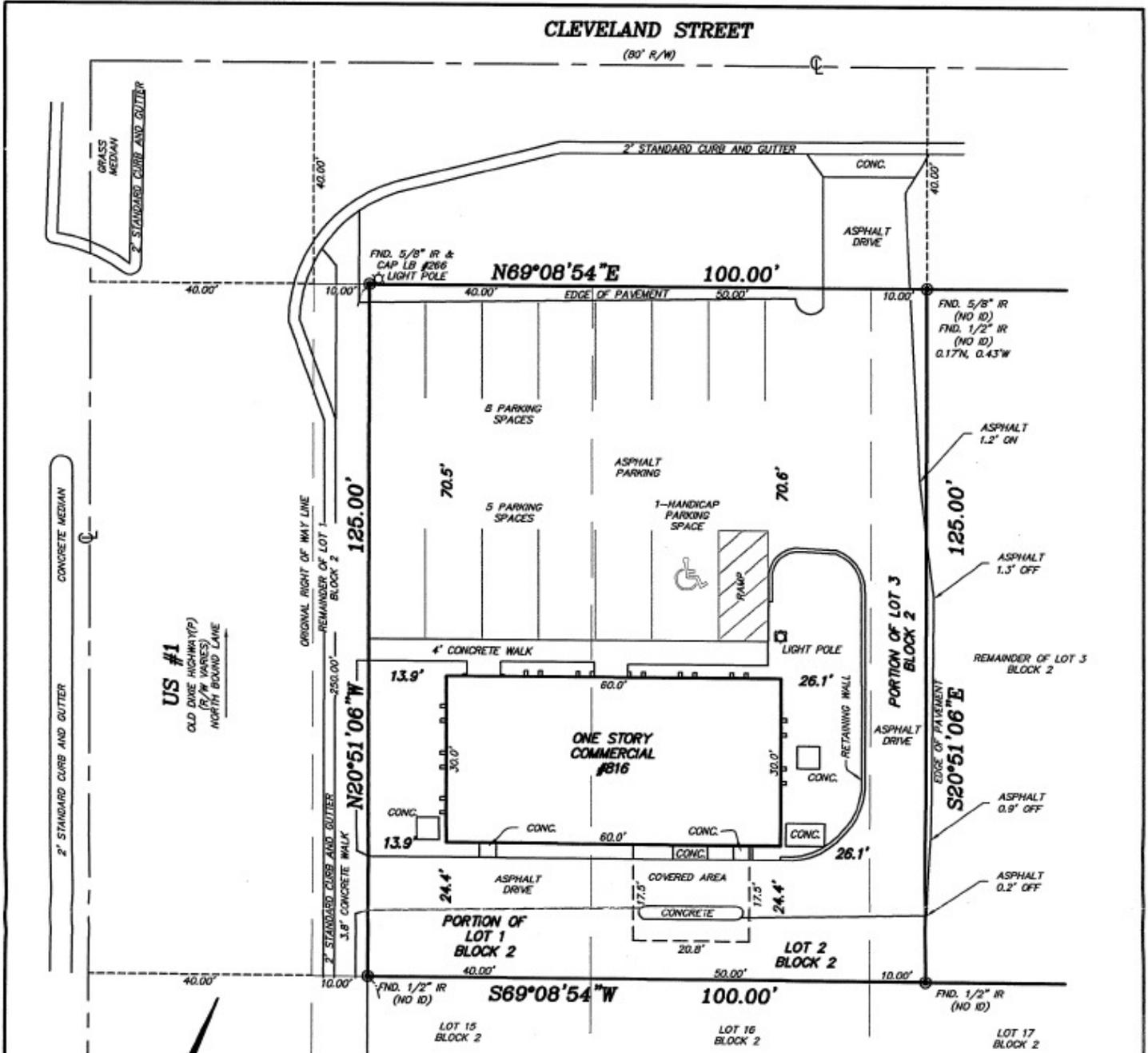
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## Survey



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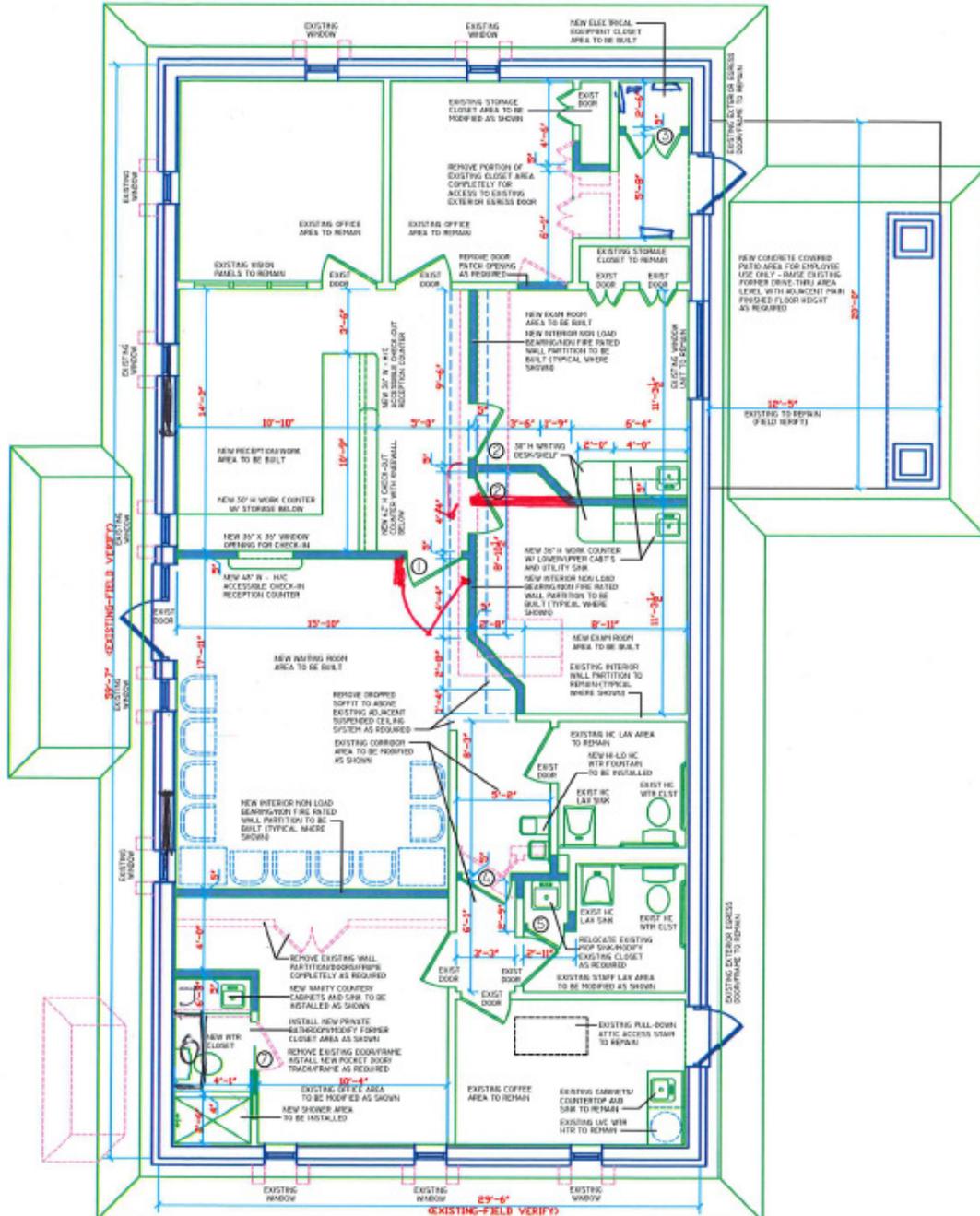
**SIOR**  
 Individual Members  
 Michael S. Ullian  
 Zachary M. Ullian

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## Floor Plan

For Illustration Purposes Only



ENCLOSED AREA = 1755 SQ FT (DOES NOT INCLUDE BRICK VENEER)  
**BUILDING RENOV-FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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<u>EQUIPMENT/FURNITURE</u>	<u>816 US HWY 1</u>	<u>SEBASTIAN</u>
<b>Exam room 1:</b>	4 patient chairs.... Rolling provider stool Ritter 355 Surgical Light <b>Midmark 75L Power Exam/Procedure Chair/Table</b>	
<b>Exam room 2:</b>	<u>3</u> patient chairs Rolling provider stool Ritter 104 Exam Table	
<b>Reception:</b>	2 office chairs.... 72 x 24 wood 4 drawer credenza	
<b>Waiting room:</b>	10 patient chairs.... 62 x 33 Restoration Hardware Trunk/ Low table	
<b>Kitchen:</b>	72 x 36 Metal 5 drawer file storage cabinet.... Danby refrigerator	
<b>Executive office:</b>	36 x 36 wood 2 drawer file cabinet 72 x 38 Marble-top wood desk w/ L extension 6 drawer Pull-down murphy bed 67 x 35 metal 5 drawer vertical file 72 x 36 wood 5 shelf bookcase file.... 2 chairs plus 1 office chair	
<b>Windows:</b>	Cellular shades	
<b>Office #2:</b>	<u>72</u> x 44 wood 6 drawer desk 72 x 36 wood 5 shelf bookcase file 72 x 24 wood 4 drawer credenza 1 chair, plus office chair	
<b>Office #3:</b>	<u>72</u> x 44 wood 6 drawer desk 72 x 36 wood 5 shelf bookcase file 2 drawer metal filing cabinet.... Office chair Datum 88 x 60 medical record storage 16 shelf	

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## Additional Photos



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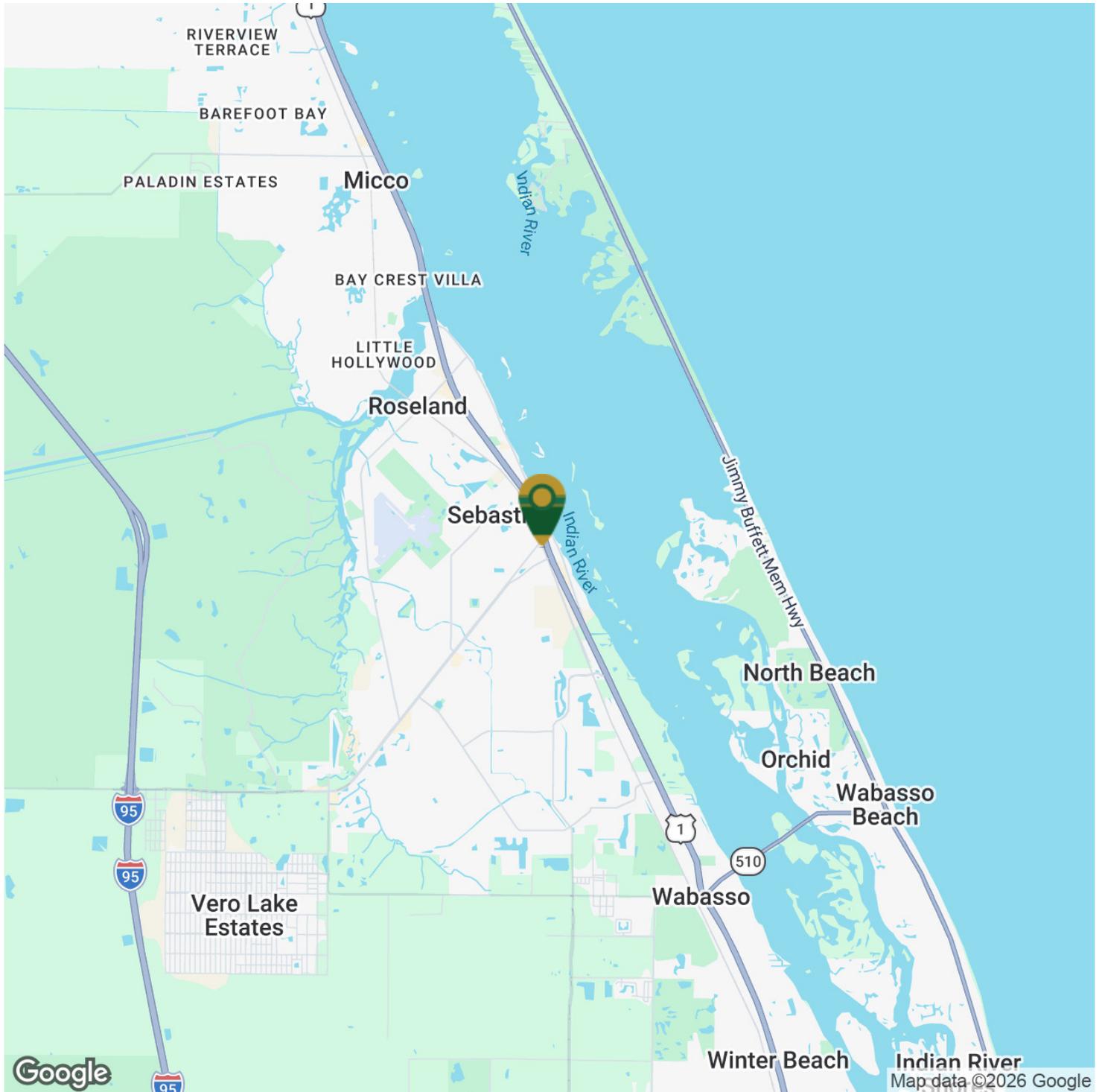
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## Location Map



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