

# Industrial Asset: Collect Income Or Owner Occupy

71 Sunset Drive, West Melbourne, FL 32904

**3 Buildings / Centrally Located / Seller to Consider Financing**



## OFFERING SUMMARY

**Sale Price:** \$950,000

**Acreage:** 0.58 Acres

**Facility SF:** 9,418 SF

**Zoning:** City of West Melbourne  
Integrated Business (IB)

## PROPERTY OVERVIEW

3 Buildings. Mix of Block/Metal Construction. Total of 9,418 SF Footprint Plus Bonus 3/1 Upstairs Apartment (2,232 SF +/-) = Total of 11,650 SF  
100% Occupied. LL Collects \$5,500/month. Month-to-Month Agreements  
12 Grade Level Overhead Doors. Concrete Flooring Throughout  
100% Fenced/Gated. Mostly Cleared. City Water/Sewer, FPL Electric  
IB Zoning: Warehousing, Storage Yards, Automotive, Light Manufact. & More!  
Seller to Consider Financing Subject to Contract Terms & Buyer Credit

## LOCATION OVERVIEW

Conveniently positioned just off of New Haven Avenue which is the primary connector between Interstate 95, US1 and the beaches. Close proximity to the Melbourne International Airport, Downtown Melbourne, Melbourne Square Mall and all of the other shopping, dining, schools and employers in the area. Call for details.

**Zachary Ullian**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

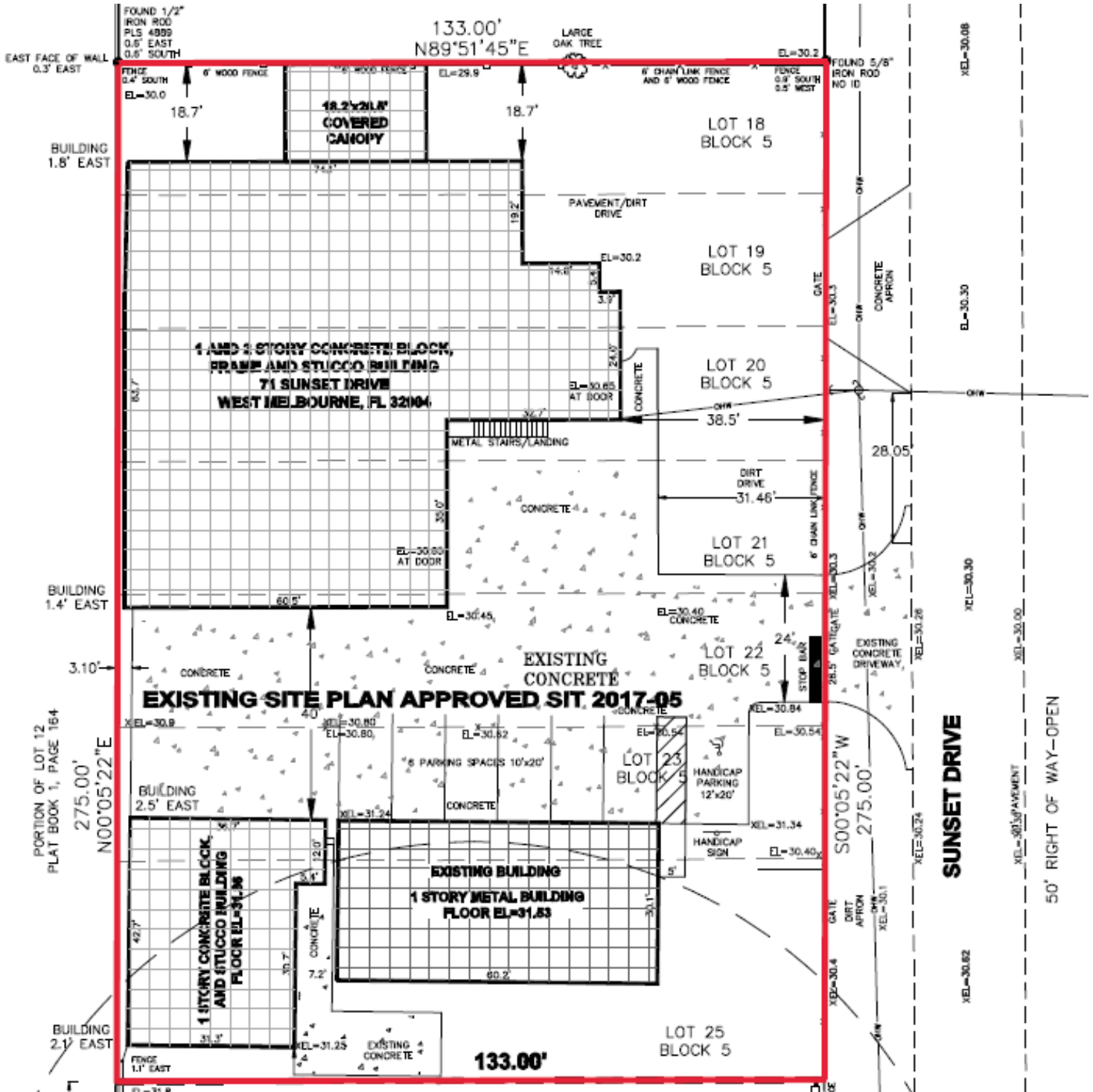
**Michael S. Ullian, President, CCIM, SIOR**

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

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## Site Plan



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

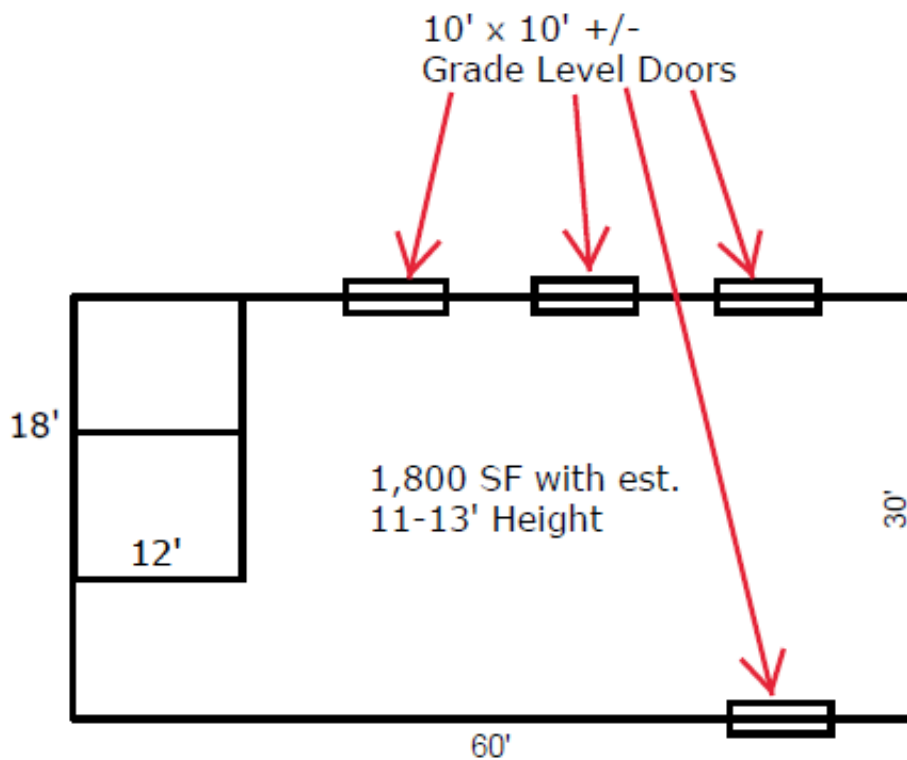
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# Industrial Asset: Collect Income Or Owner Occupy

71 Sunset Drive, West Melbourne, FL 32904

1,800 SF Building Floor Plan



Dimensions/Measurements to be Verified by Buyer

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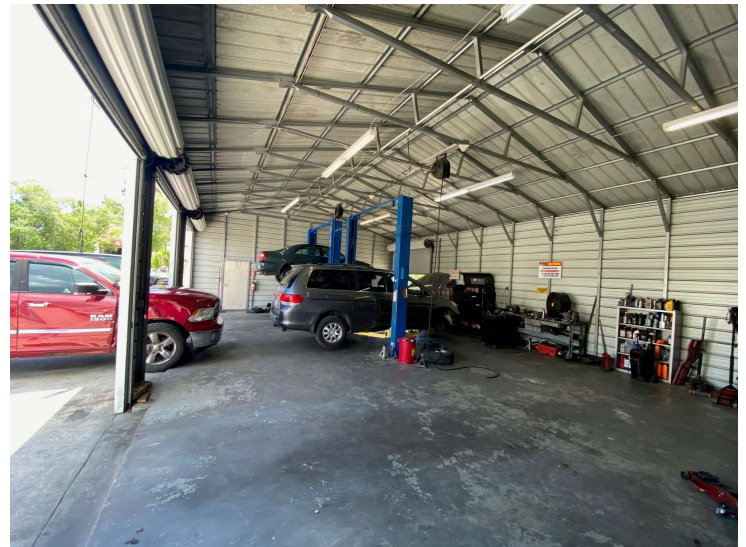
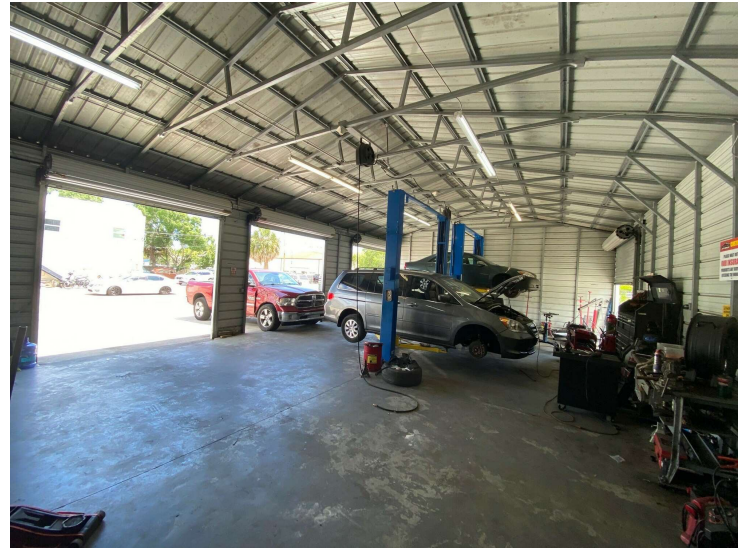
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Additional Photos of 1,800 SF Building



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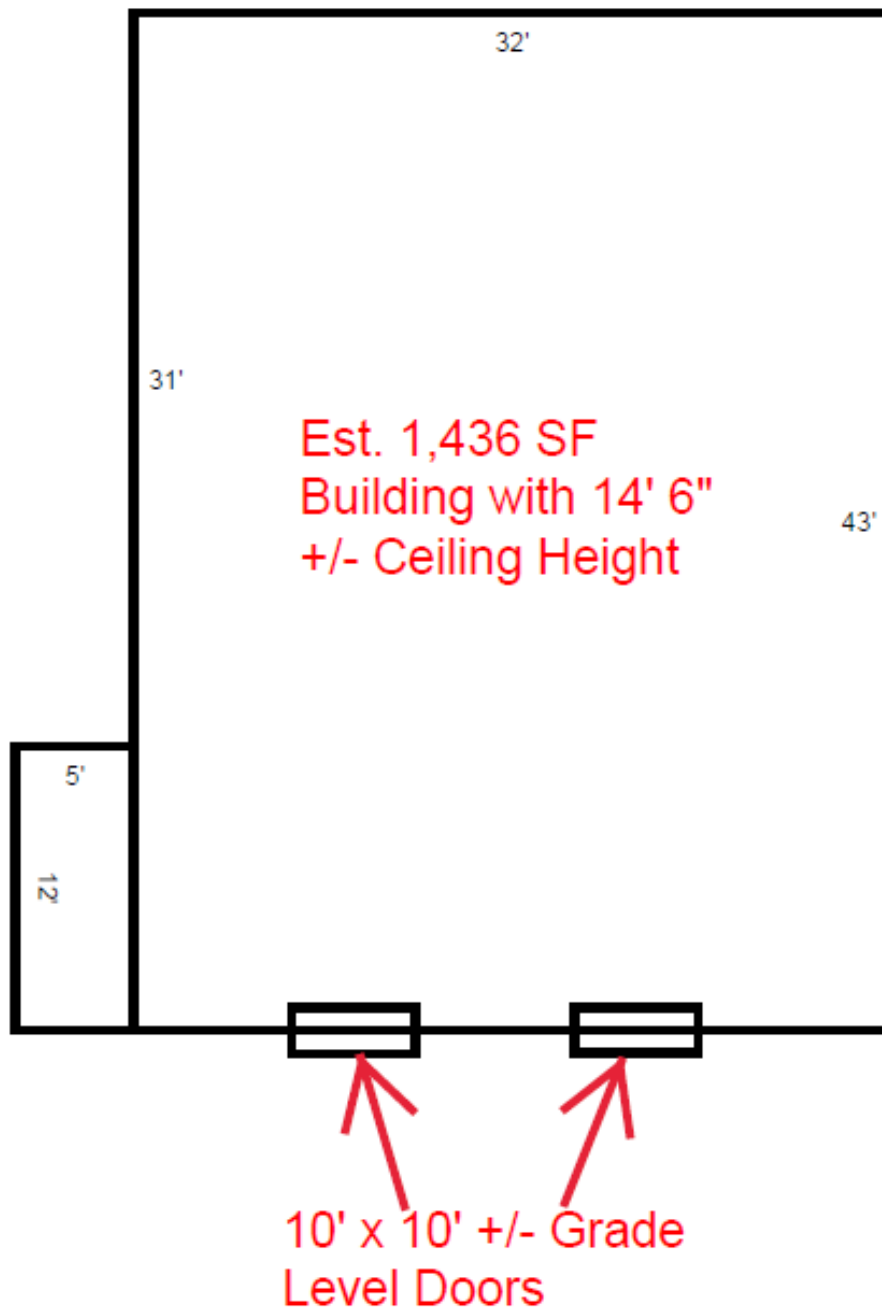
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# Industrial Asset: Collect Income Or Owner Occupy

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1,436 SF Building Floor Plan

Dimensions/Measurements to be Verified by Buyer



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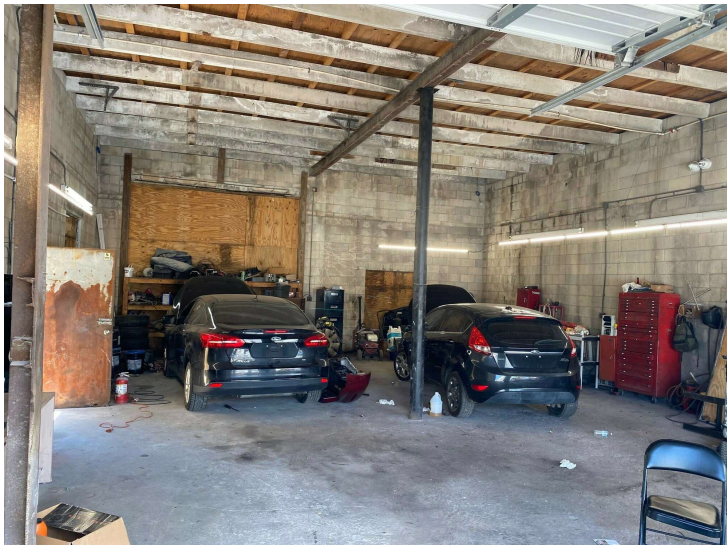
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# Industrial Asset: Collect Income Or Owner Occupy

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Additional Photos of 1,436 SF Building



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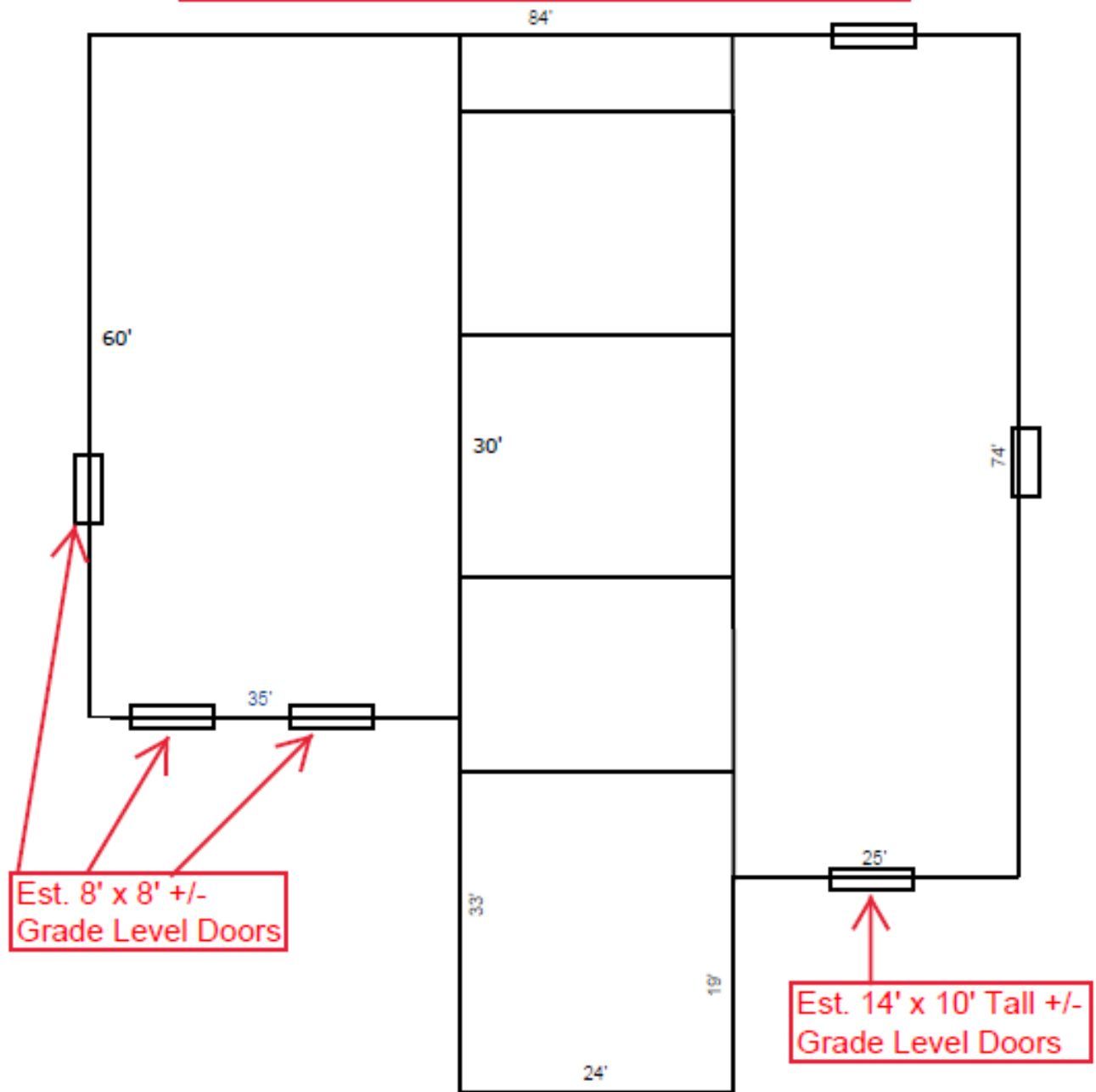
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# Industrial Asset: Collect Income Or Owner Occupy

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6,182 SF Floor Plan

Est. 6,182 SF with 12' +/- Ceiling Height  
Dimensions/Measurements to be Verified by Buyer



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# Industrial Asset: Collect Income Or Owner Occupy

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Additional Photos of 6,182 SF Building



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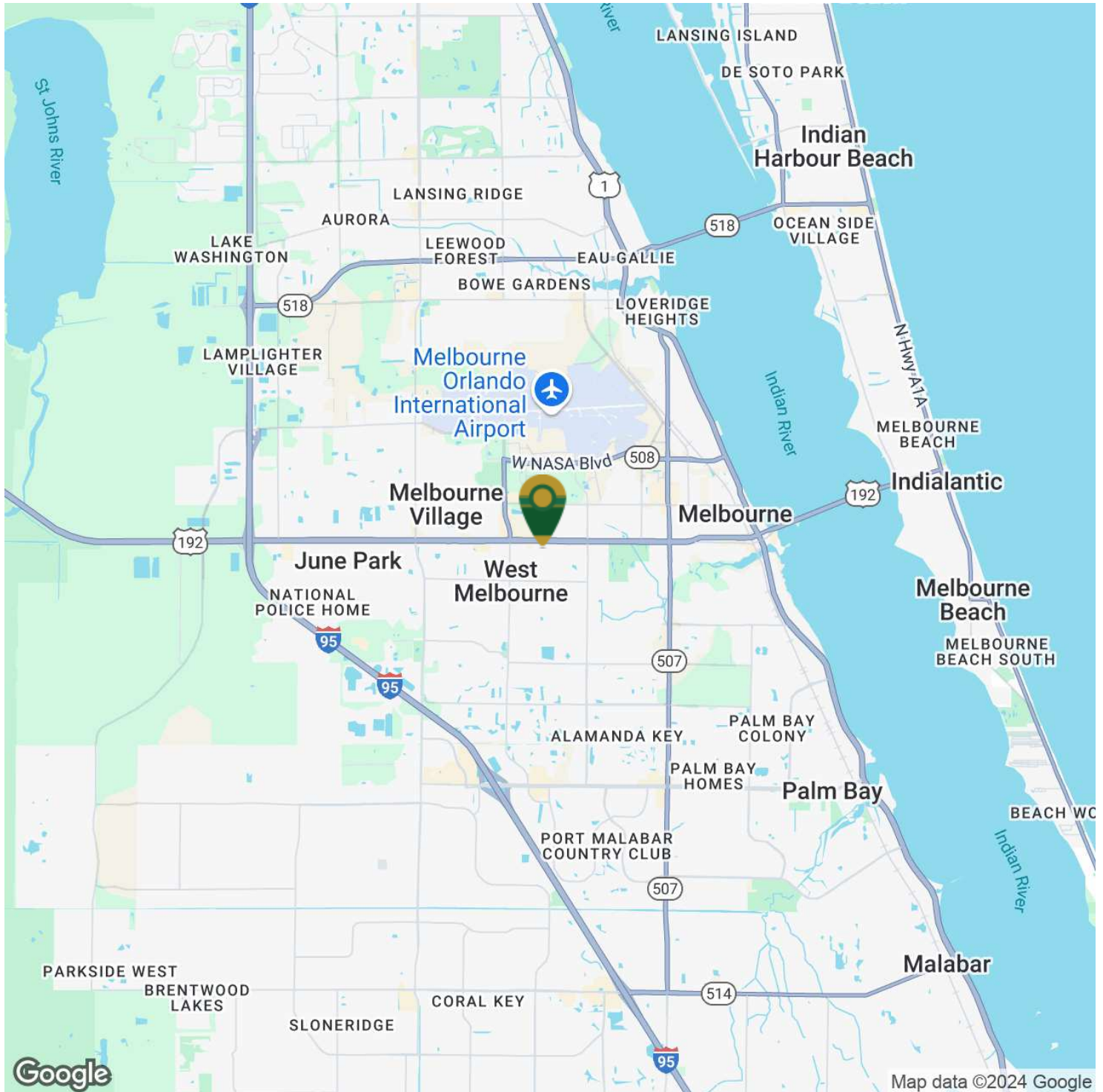
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## Location Map



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