

# 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:** \$289,000

**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 \$2,397.33/month + Sales Tax. 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. 2025 Association Dues are \$2,424.31/Quarter  
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

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## Additional Photos



**Zach Ullian, SIOR**

Broker Associate

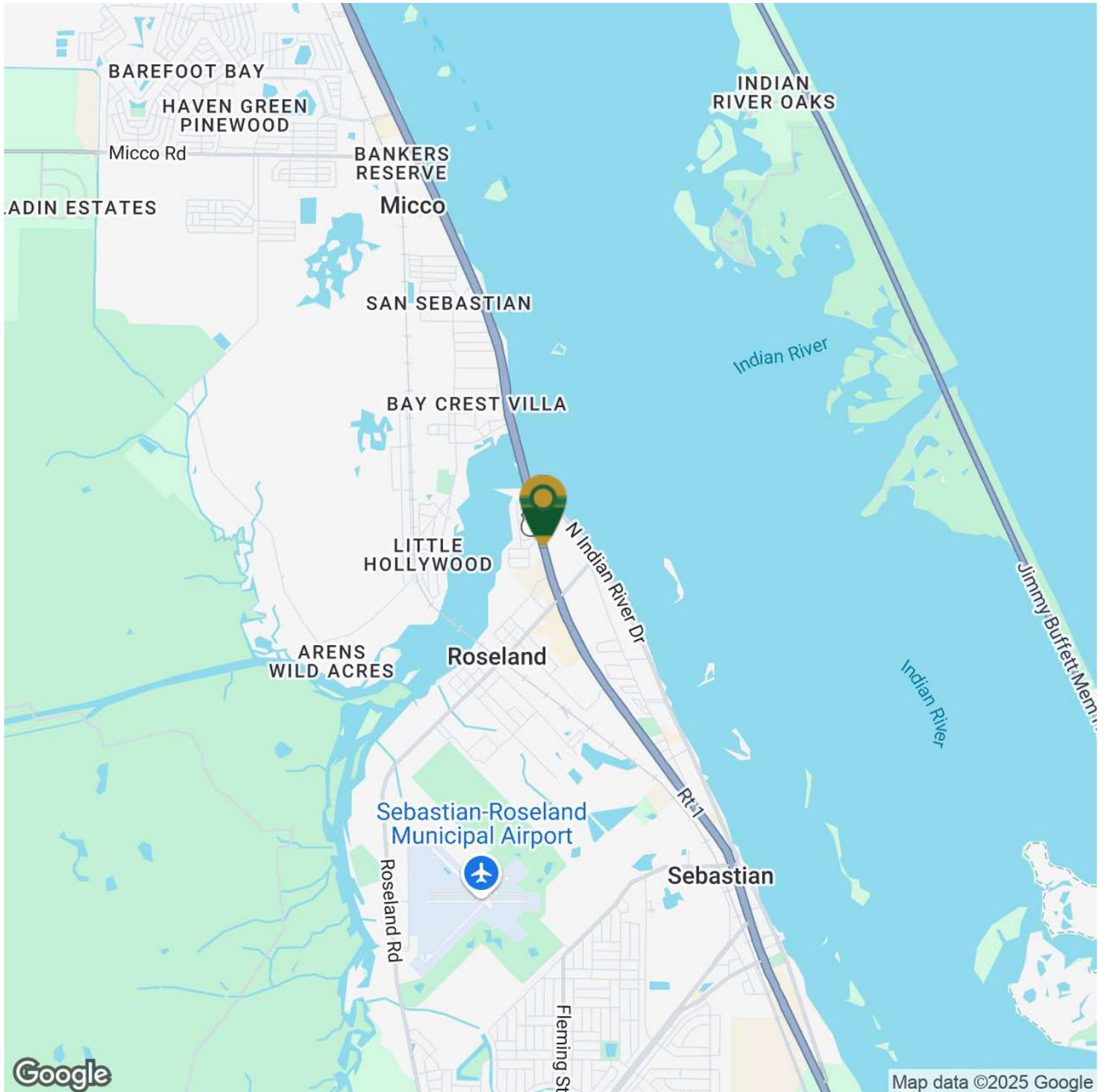
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## Location Map



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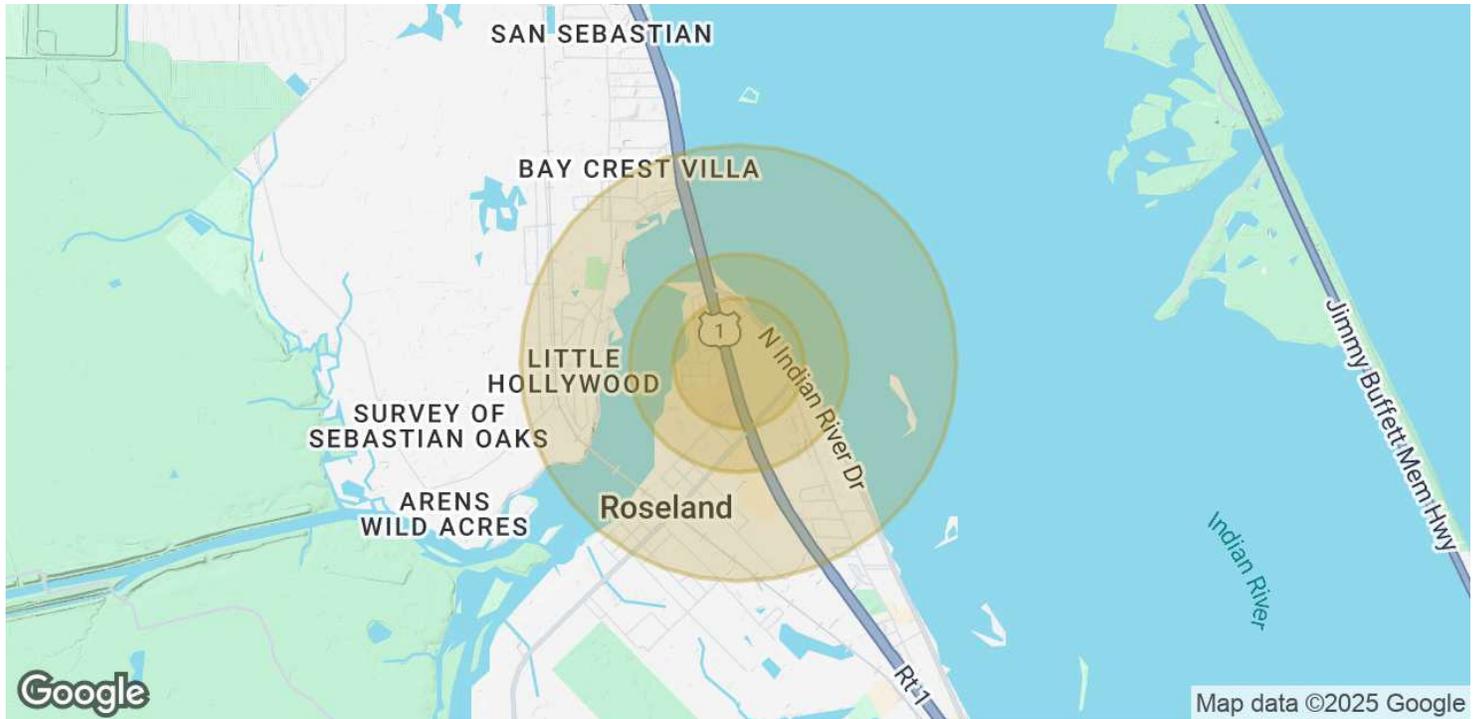
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## Demographics Map & Report



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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