

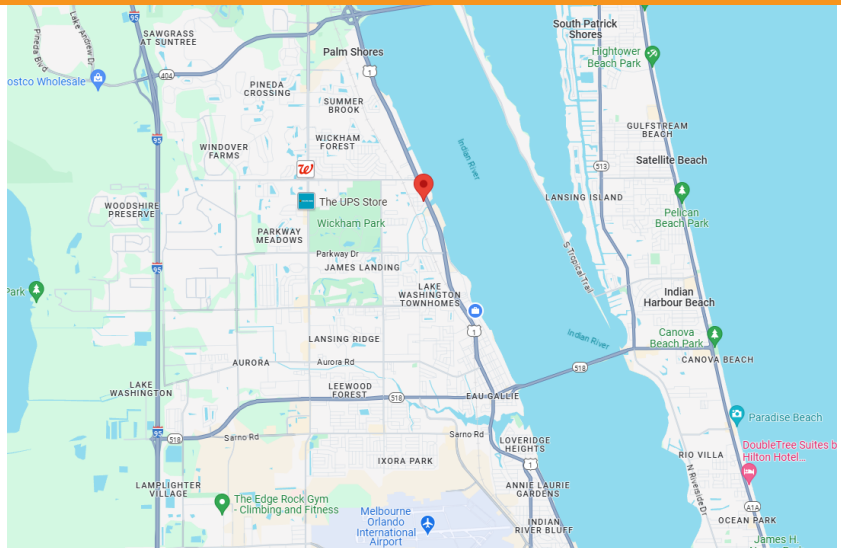
FOR SALE

1550 OLD COLONIAL WAY

Melbourne, FL 32935



- 2,000 SF Metal Building with 3 Bay Doors
- Lot Fronts US 1
- Centrally Located Between the Pineda Causeway and the 192 Causeway
- Convenient and Easy Access
- Currently Used as Automotive Shop
- Building Only Available for Purchase
- Currently Rented Month-to- Month
- Good Condition
- City Utilities
- Taxes Approx \$2,604/YR
- \$459,000



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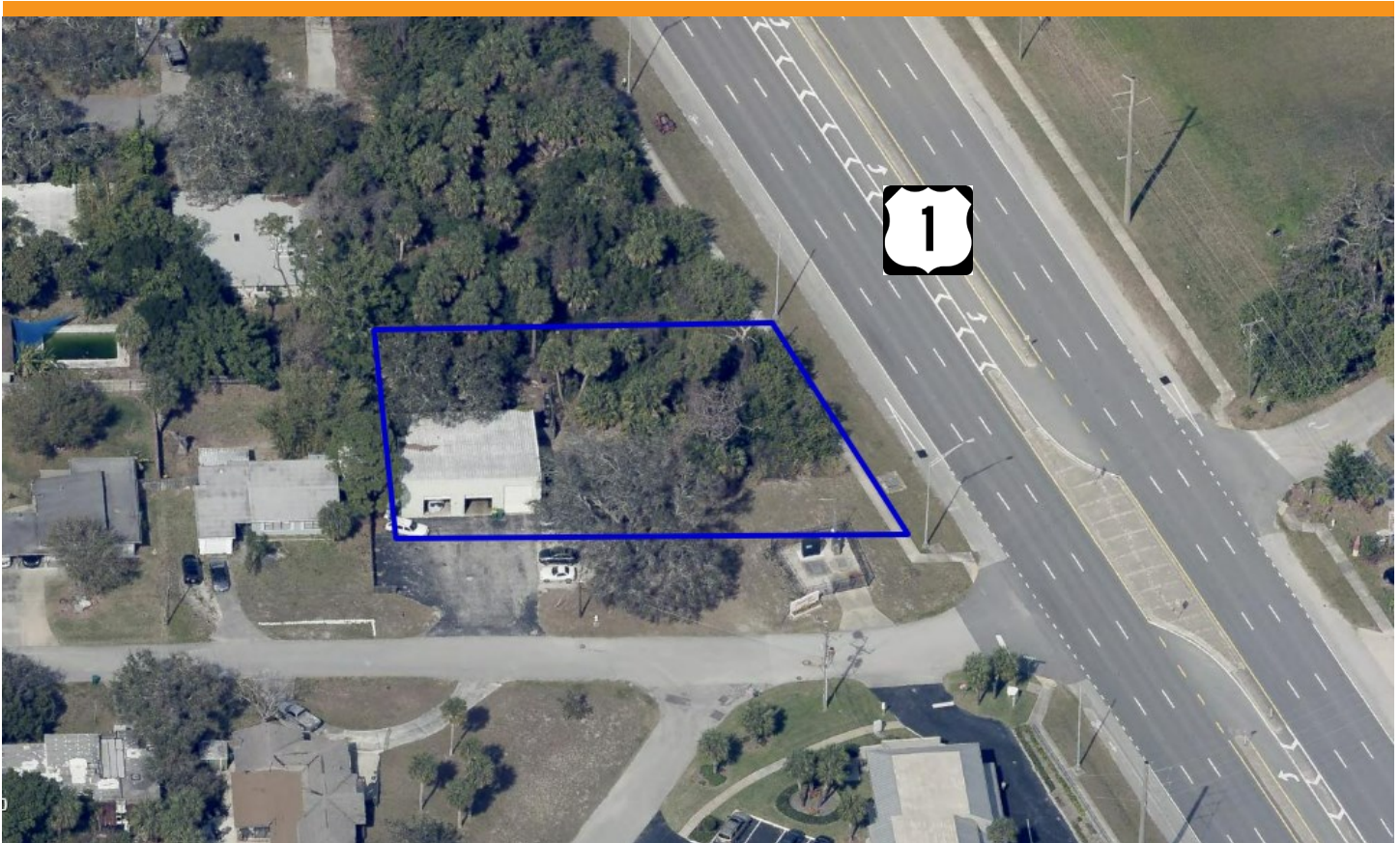
Terry Winton
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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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Parcel ID: 27-37-05-03-F-11
Base Area: 2,000 SF
Total Acres: 0.45
Year Built: 1973
Story Height: 18'
Exterior Wall: Enamel Steel
Frame: Metal Frame
Roof: Enamel Metal
Roof Structure: Bar Joist Rigid



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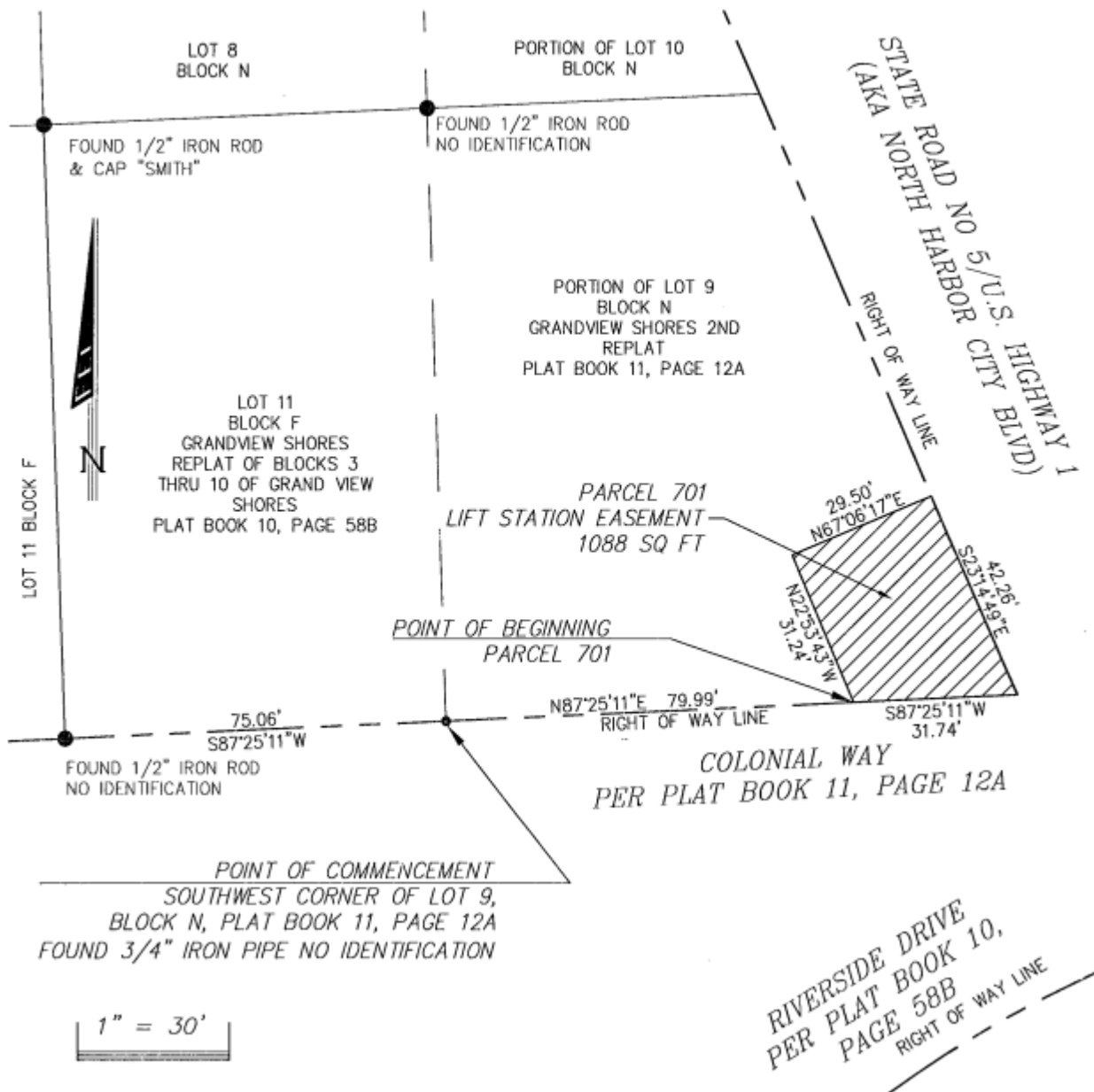
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Melbourne, FL 32935

PARENT PARCEL ID#
27-37-05-03-0000F.0-0011.00
PURPOSE: LIFT STATION EASEMENT

NOT VALID WITHOUT THE LEGAL
DESCRIPTION ON SHEET 1 OF 2
THIS SKETCH IS NOT A SURVEY



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