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| Year Built: | 1985 | Property Sub Type: | Business |
| Building Area Total: | 435 | Subdivision Name: | Indian River Heights |
| Lot Size Acres: | 0.05 | Zoning Description: | Commercial |
| County: | Brevard | | |
| General County | North | | |
| Location: | | | |
| MLS Area Major: | 103 - Titusville Garden - SR50 | | |
| Parcel Number: | 22-35-28-Bc- 00001.0-0039.04 | | |
| Tax Account: | 2214632 | | |
| Tax Annual | \$887.69 | | |
| Amount: | | | |
| Number Of Units | 1 | | |
| Total: | | | |
| Bathrooms Total: | 1 | | |

Public Remarks: The Meadows Plaza is located on busy SR 50 in central Titusville. Close to I-95 & US1. This condo is a 2 room 1 bath 435 square feet professional office. Plenty of parking and a very highly visible location. Perfect for a small existing business or a new start-up. The potential for growth here is huge! By laws state no hair salons, nails salons and no pets. More photos coming

Private Remarks: Currently being leased out for 1200 a month business in place so will need 24 hour showing notice

Directions: Us1 to Cheney Highway West on Cheney Highway buildings on the left

| Name | Office | Primary | Office | E-mail |
|---|-------------------------------|--------------|--------------|-------------------------------|
| LA: Rachel L Durrett (3492276) Lic #:3492276 | Mutter Realty (mutt1) 1041556 | 321-615-0315 | 321-269-9855 | rachdurrett@gmail.com |
| CLA: Michael Coop (3361493) Lic #: 3361493 | Mutter Realty (mutt1) 1041556 | 828-331-8770 | 321-269-9855 | coopconstructioninc@gmail.com |

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|---------------------------|-------------|------------------|--------------|----------------------------|-------------------------|
| Listing Contract Date: | 07/29/2025 | Listing Service: | Full Service | Listing Agreement: | Exclusive Right To Sell |
| Expiration Date: | 12/31/2025 | | | Comp Sale YN: | No |
| Original List Price: | \$85,899 | | | Owner Name: | Candice Maria Vaknin |
| List Price/SqFt: | \$197.47 | | | Seller Concessions Offered | Yes |
| Original Entry Timestamp: | 07/30/2025 | | | Y/N: | |
| Major Change Timestamp: | 07/30/2025 | | | Concessions: | |
| Major Change Type: | New Listing | | | | |
| Status Change Timestamp: | 07/30/2025 | | | | |

Showing Requirements: 24 Hour Notice

Showing Considerations: Occupied

Owner Name: Candice Maria Vaknin

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|-------------------------|--|--|--|
| Unit 1 Details: | Unit ID: 4 Annual Rent: \$14,400 Unit SqFt: 435 | # Units (This Type): 1 Furnished: Unfurnished | Baths Total: 1 Unit Remarks: 435 squarefoot professional office |
| Building Features: | Lounge; Medical; Office; Private Restroom; Reception Area | Lot Features: | Other |
| Business Type: | Accounting; Advertising; Commercial; Medical; Professional/Office; Real Estate | Parking Features: | Additional Parking; Attached; Guest |
| Construction Materials: | Frame; Stone; Stucco | Possession: | Close Of Escrow |
| Cooling: | Central Air | Road Frontage Type: | City Street; Highway; State Road |
| Current Use: | Office | Roof: | Composition |
| Flooring: | Tile | Sale Includes: | Individual Unit Only |
| Listing Terms: | Cash; Conventional | Sewer: | Public Sewer |
| Location: | Central Business District; City | Special Listing Conditions: | Standard |
| | | Utilities: | Electricity Connected; Water Connected |
| | | Water Source: | Public |

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Cynthia Elwood on Thursday, July 31, 2025 11:16 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.