



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

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 Y/N:	Yes
Original Entry Timestamp:	07/30/2025			Concessions:	
Major Change Timestamp:	07/30/2025				
Major Change Type:	New Listing				
Status Change Timestamp:	07/30/2025				

Showing Requirements: 24 Hour Notice

Showing Considerations: Occupied

Owner Name: Candice Maria Vaknin

Unit 1 Details:	Unit ID: 4	# Units (This Type): 1	Baths Total: 1	
	Annual Rent: \$14,400	Furnished: Unfurnished	Unit Remarks: 435 squarefoot professional office	
	Unit SqFt: 435			

Building Features: Lounge; Medical; Office; Private Restroom; Reception Area

Business Type: Accounting; Advertising; Commercial; Medical; Professional/Office; Real Estate

Construction Materials: Frame; Stone; Stucco

Cooling: Central Air

Current Use: Office

Flooring: Tile

Listing Terms: Cash; Conventional

Location: Central Business District; City

Lot Features: Other

Parking Features: Additional Parking; Attached; Guest

Possession: Close Of Escrow

Road Frontage Type: City Street; Highway; State Road

Roof: Composition

Sale Includes: Individual Unit Only

Sewer: Public Sewer

Special Listing Conditions: Standard

Utilities: Electricity Connected; Water Connected

Water Source: Public

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