

47 W. New Haven Avenue

Melbourne, FL 32901

Corner Property / Centrally Located / Straight Shot to I-95 & Beaches



OFFERING SUMMARY

Sale Price: \$895,000

Acreage: 0.19 Acres

Facility SF: 3,294 SF

Zoning: City of Melbourne
Residential Professional
(R-P)

PROPERTY OVERVIEW

1st Floor: 1,539 SF. Reception, 3 Offices, Conference, Storage, 2 Restrooms
2nd Floor: 1,755 SF. Reception, 5 Offices, Conference, Break Area, 2 Restrooms
Lots of Windows/Sunlight. Drop Ceiling. Mix of Carpet & Vinyl Tile
Utilities: City Water/Sewer, FPL Electric, Spectrum & AT&T Fiber
Each Unit Individually Metered for Electric. One Water Meter
15 Concrete Paved/Striped/Illuminated Parking Spaces
Remaining Furniture is Negotiable
2025 Improvements: Stucco Upgrades, Exterior Paint, Parking Lot Restriped
Traffic Count est. 44,500 VPD on US 192, per FDOT

LOCATION OVERVIEW

Strategically positioned directly on US 192 which is an immediate connector between Interstate 95, US1 and the beaches. Close proximity to Downtown Melbourne, the Melbourne International Airport, Melbourne Square Mall, and Holmes Regional Medical Center. Lots of shopping, dining, schools and childcare in the area. Make this the future home for your business today!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
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Surrounding Businesses



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SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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First Floor Photos



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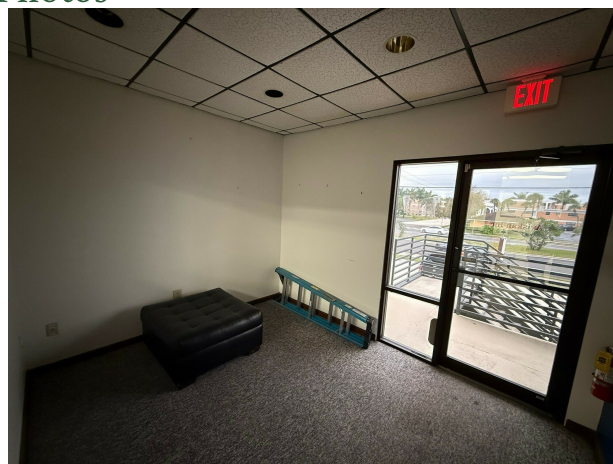


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Second Floor Photos



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