

# Columbia Commercial Condo

102 Columbia Drive, Unit 202, Cape Canaveral, FL 32920

**For Sale or For Lease / Centrally Located / Available Immediately**



## OFFERING SUMMARY

**Sale Price:** \$110,000

**Facility SF:** 470 SF

**Zoning:** City of Cape Canaveral  
Low Density  
Commercial District (C1)

## PROPERTY OVERVIEW

Two Offices of est. 160 SF Each + 1 Full Bathroom w Shower = 470 SF Total  
Tile Flooring & Drop Ceiling Throughout  
\$239/month Association Fee  
32 Common Paved/Striped Concrete Parking Spaces  
Est. 29,000 VPD on Astronaut Boulevard, per FDOT  
Seller to Consider Financing Subject to Contract Terms & Buyer Credit  
Also Available For Lease (Call for Details)

## LOCATION OVERVIEW

Conveniently located directly on Astronaut Boulevard, which is a connector between SR 528 and SR 520, both of which provide immediate access to I-95 and US1. Surrounding employers include Port Canaveral, Cape Canaveral Space Force Station and Patrick Space Force Base to name a few. Lots of restaurants, shopping, dining, and childcare nearby. Make this the future home for your business today!

**Zach Ullian, SIOR**

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

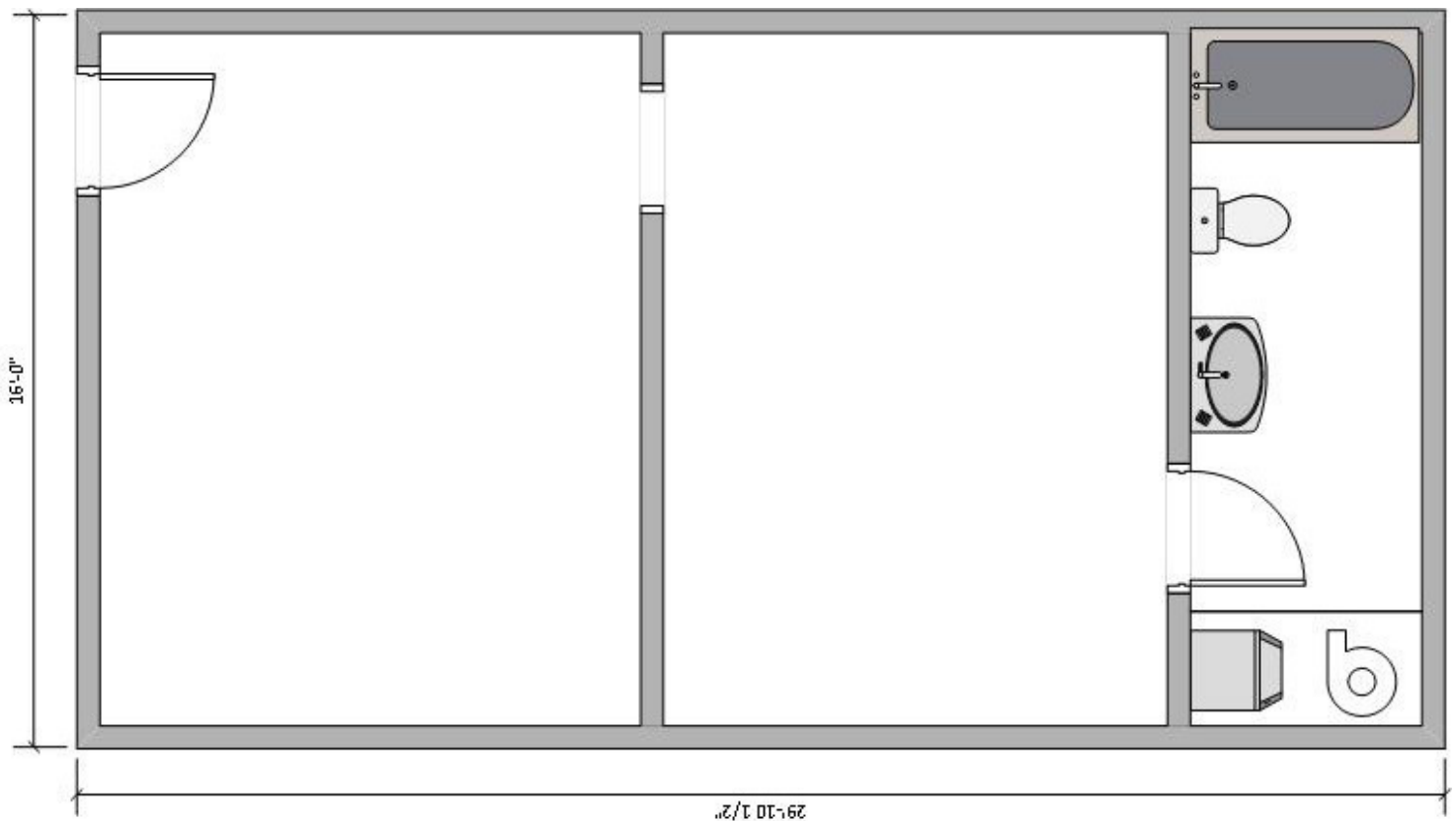


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

## Columbia Commercial Condo

102 Columbia Drive, Unit 202, Cape Canaveral, FL 32920

Floor Plan (For Illustration Purposes Only)



**Zach Ullian, SIOR**

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



**SIOR**

Individual Members  
Michael S. Ullian  
Zachary M. Ullian



# Columbia Commercial Condo

102 Columbia Drive, Unit 202, Cape Canaveral, FL 32920

## Additional Photos



**Zach Ullian, SIOR**

Broker Associate

Cell: 321.750.3439

[zach@ullianrealty.com](mailto:zach@ullianrealty.com)

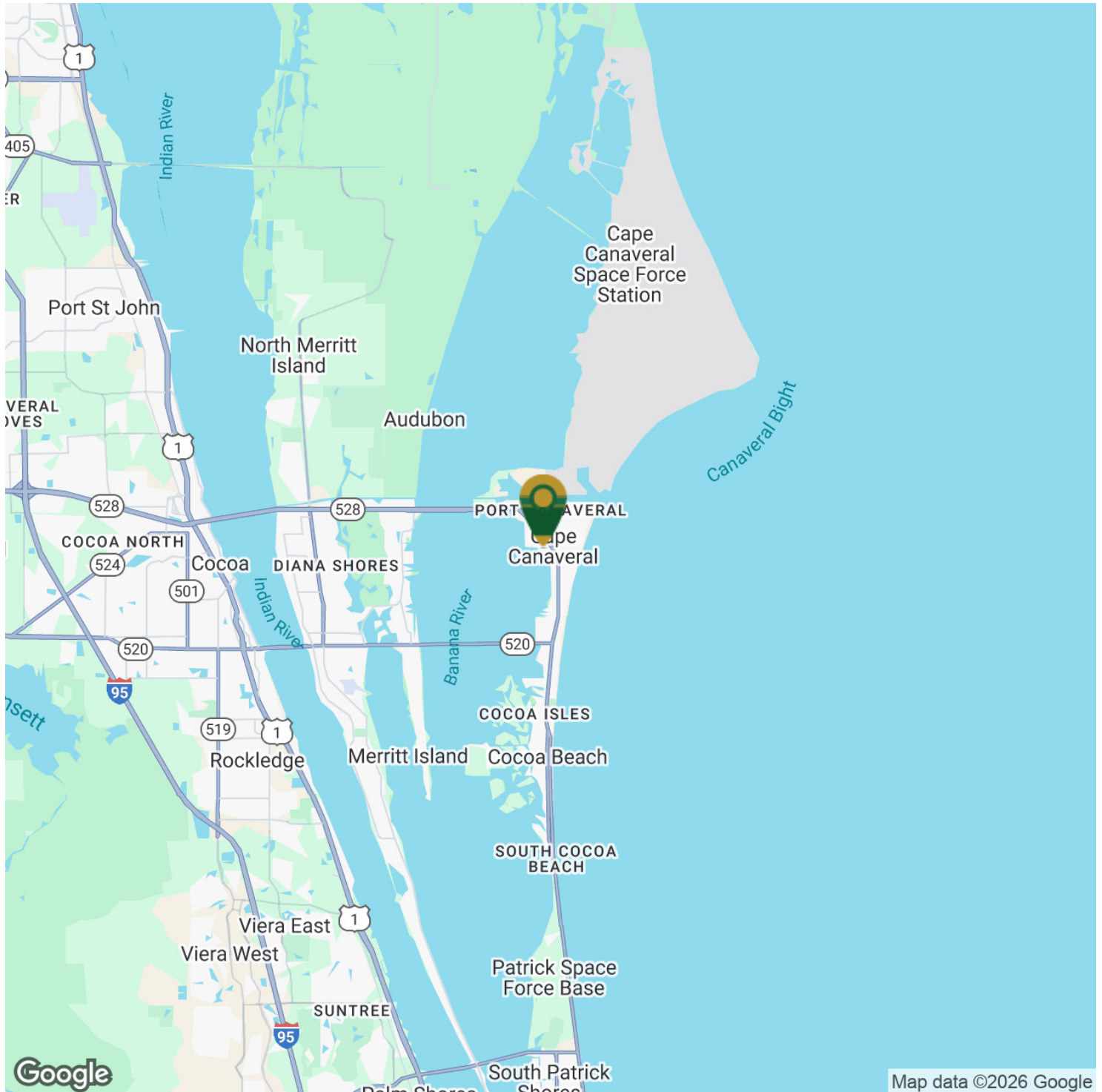


**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

# Columbia Commercial Condo

102 Columbia Drive, Unit 202, Cape Canaveral, FL 32920

## Location Map



**Zach Ullian, SIOR**

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



**SIOR**

Individual Members  
Michael S. Ullian  
Zachary M. Ullian