

FOR SALE

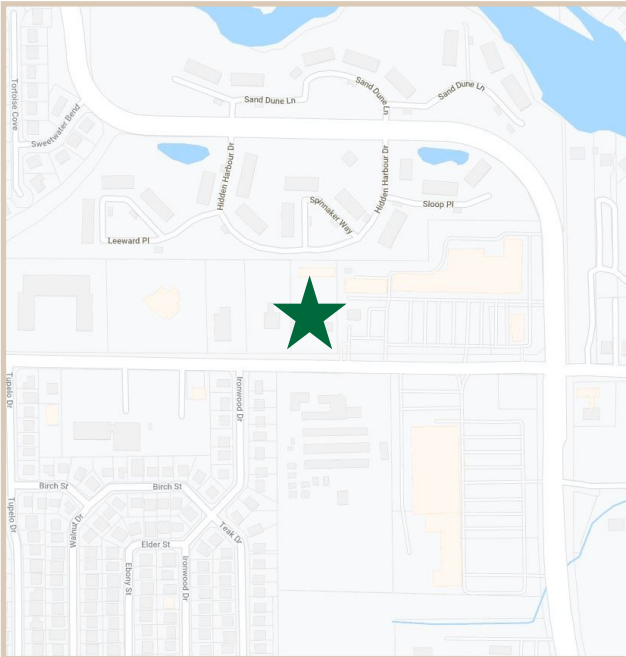
Sarno Professional Center

1360-1380 Sarno Road, Melbourne, Florida 32935

PROPERTY FACTS

Building Area:	19,470 Sq. Ft.
Complex Configuration:	14 Units in Three Buildings
Unit Size:	1,100-2,200 Sq. Ft.
Construction:	Concrete Walls & Concrete Roof
Utilities:	City Water/Septic
Zoning:	CIA Permitted Uses Include: Retail Office, Medical, Financial Institutions, and Personal Service
Parcel Size:	2 Acres
Year Built	1978

Listing Price: \$2,100,000.00



PROPERTY HIGHLIGHTS

Parking & Access	Easy access off of Sarno Road with direct access to parking in front of each building.
Location	Within two miles of Melbourne International Airport and one mile from U.S. One. Centrally located on the north side of the central business district.
Aesthetics	Extensive interior and exterior renovations. These renovations include new paint, logos, and carpeting.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

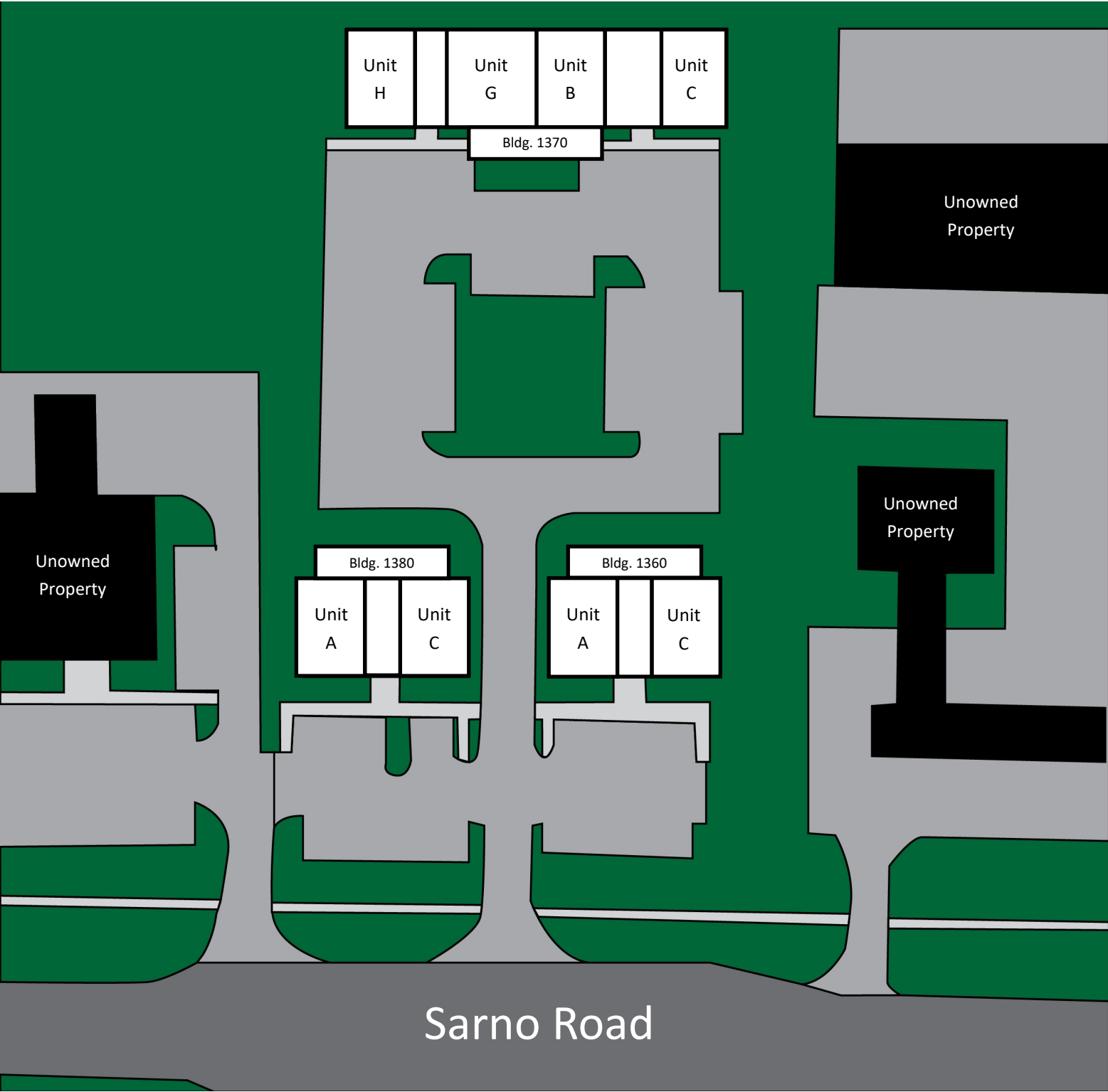
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SITE PLAN

Site Plan:
First Floor

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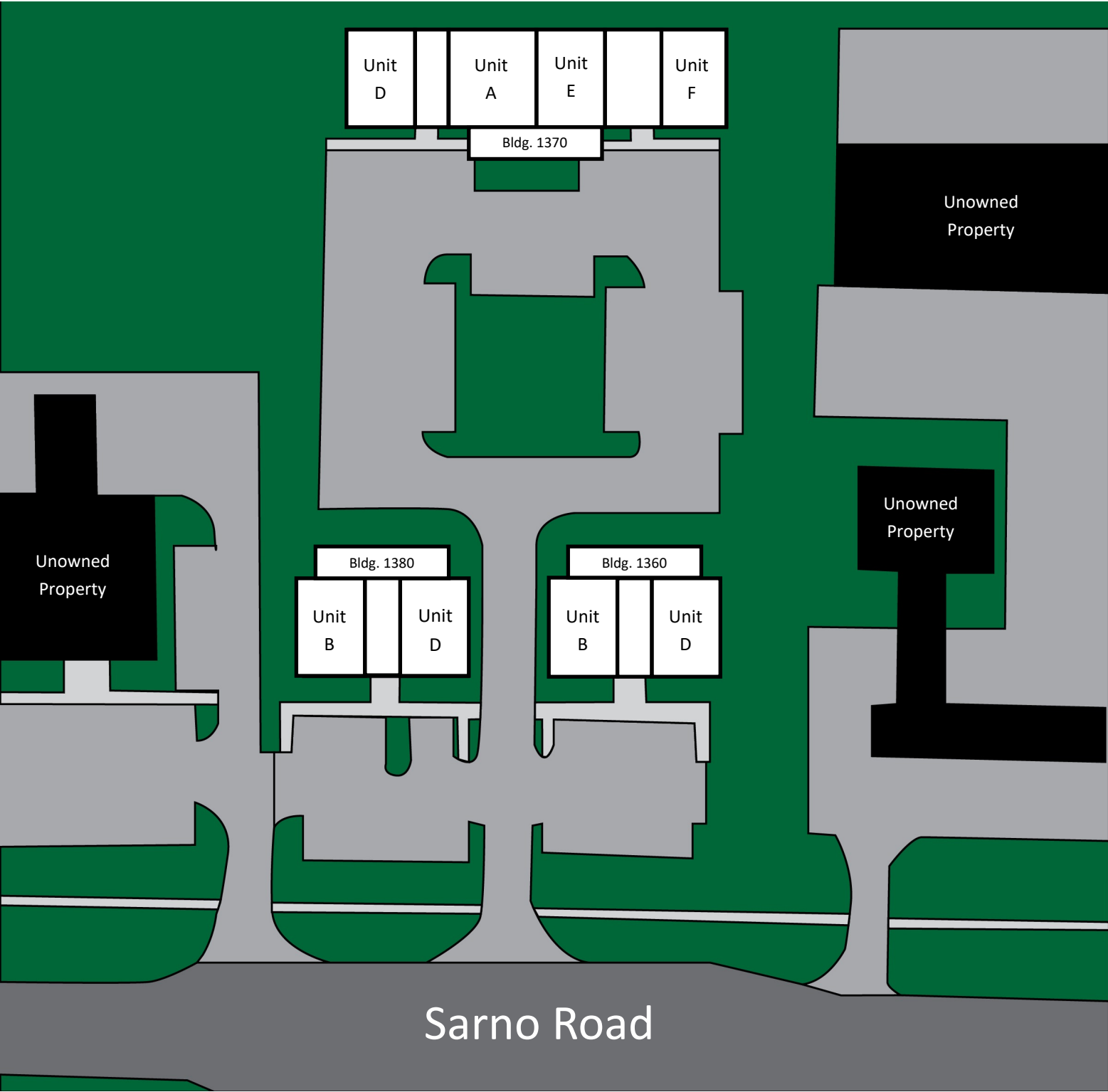
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SITE PLAN

Site Plan:
Second Floor

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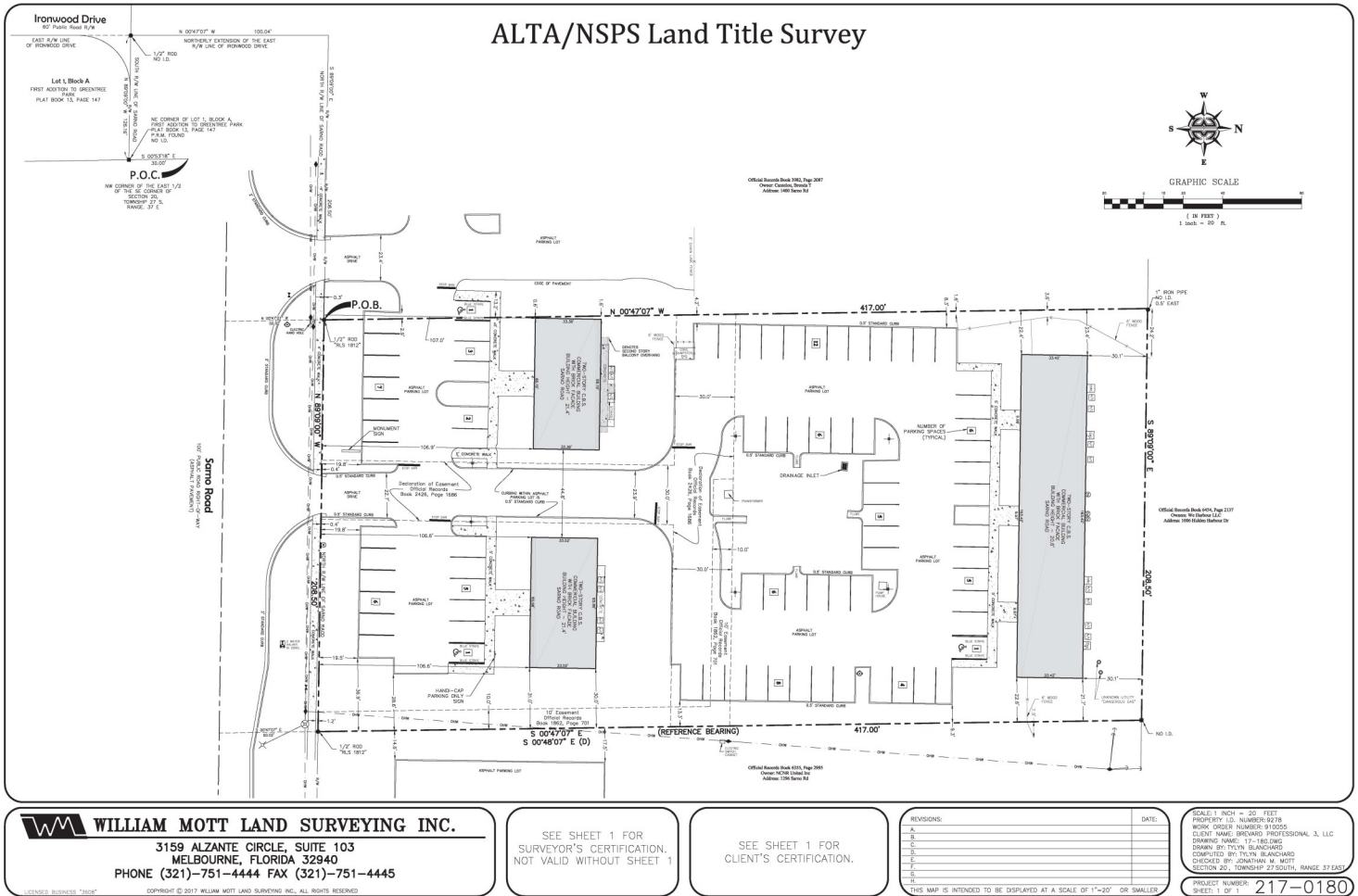
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SURVEY

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1,100 SF



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AERIAL

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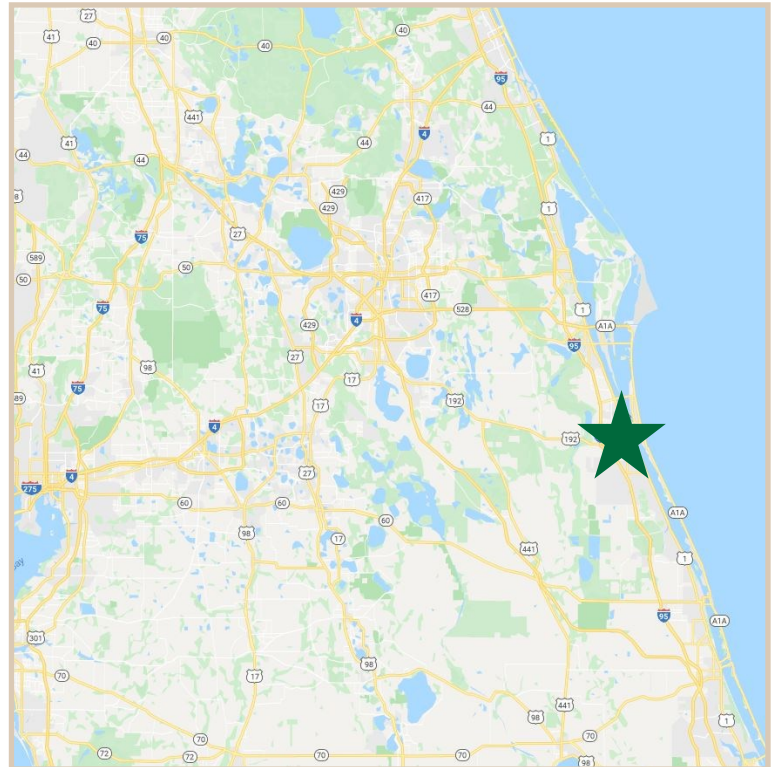
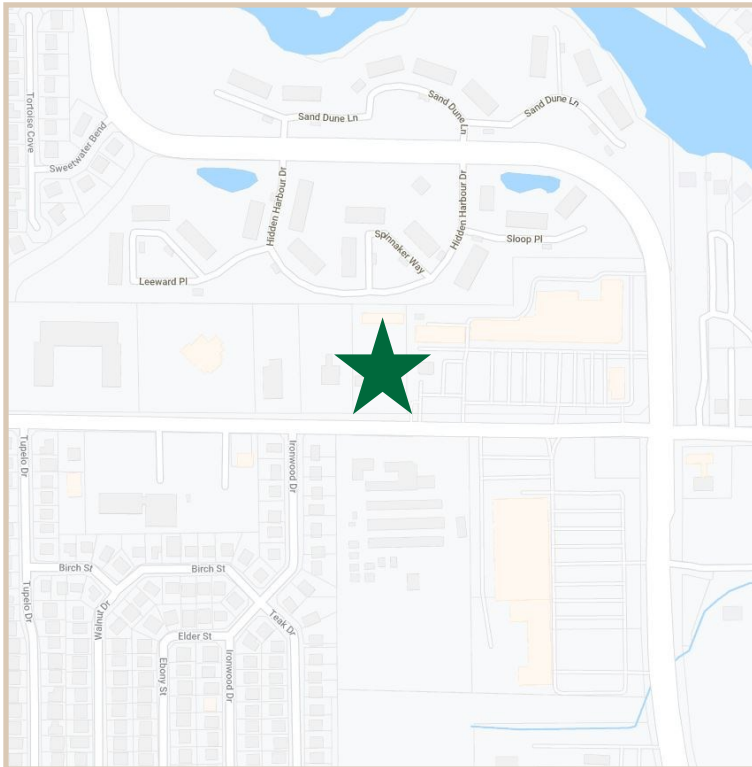
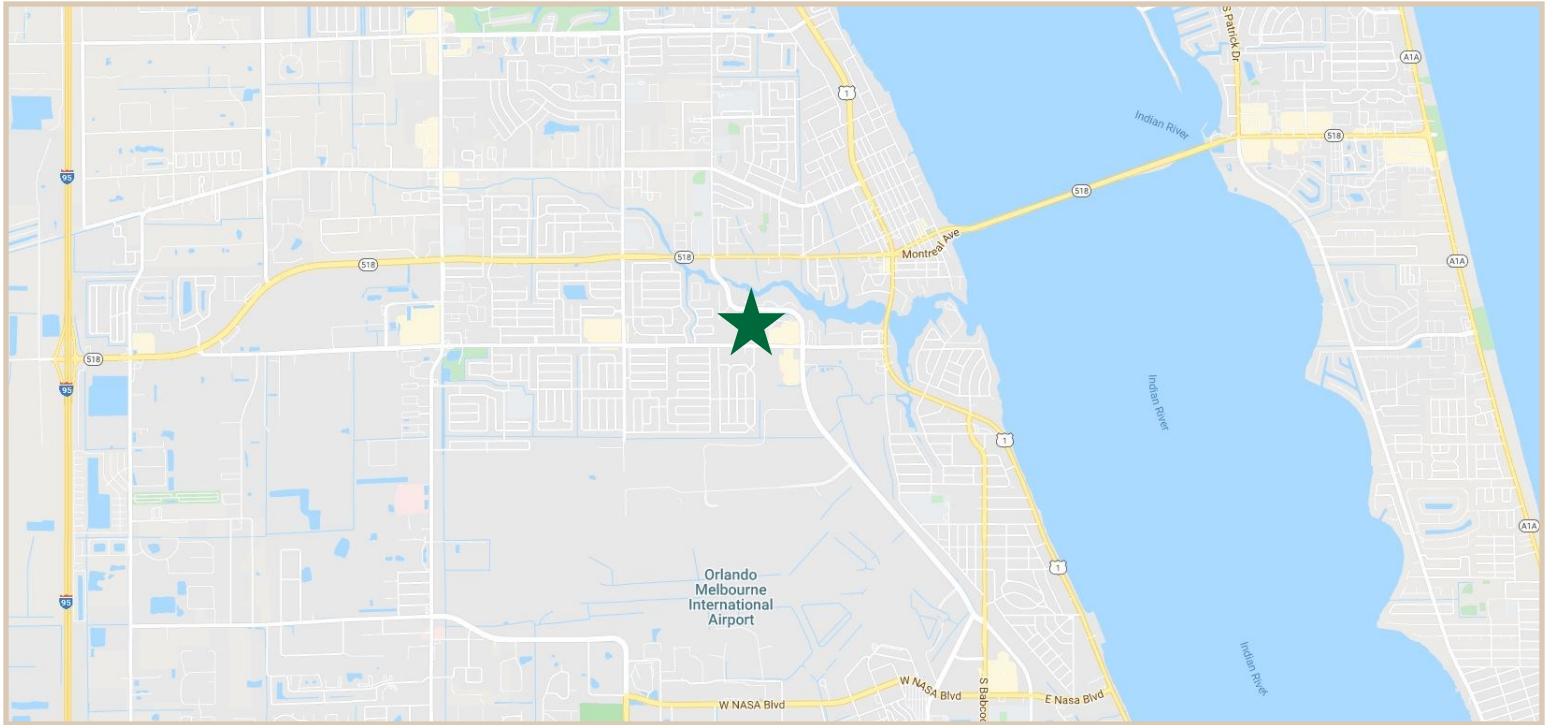
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LOCATION MAPS

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ADDITIONAL PHOTOS

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