



CUSHMAN &
WAKEFIELD

PRICE REDUCED!
Now \$2,200,000



MEDICAL OFFICE FOR LEASE OR SALE

4300 GARDEN STREET
TITUSVILLE, FL 32796

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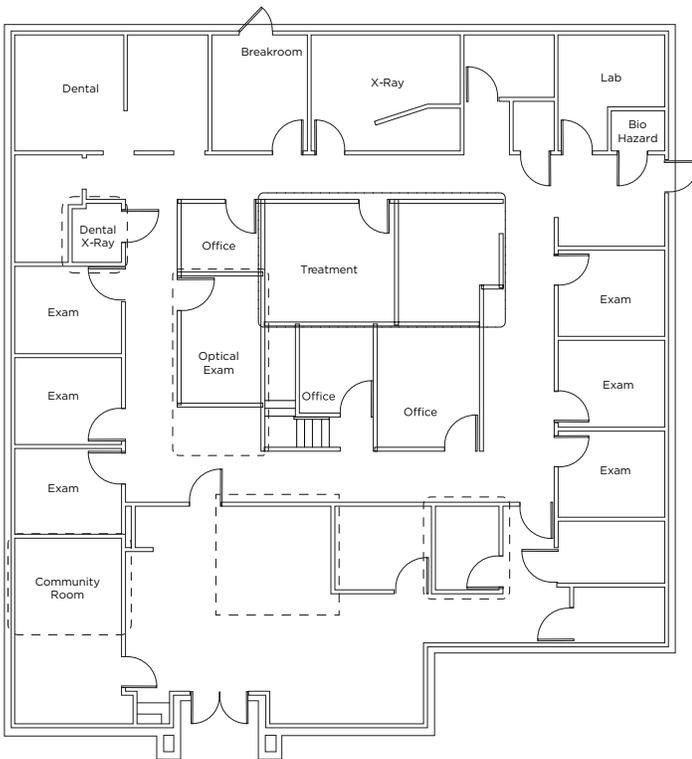
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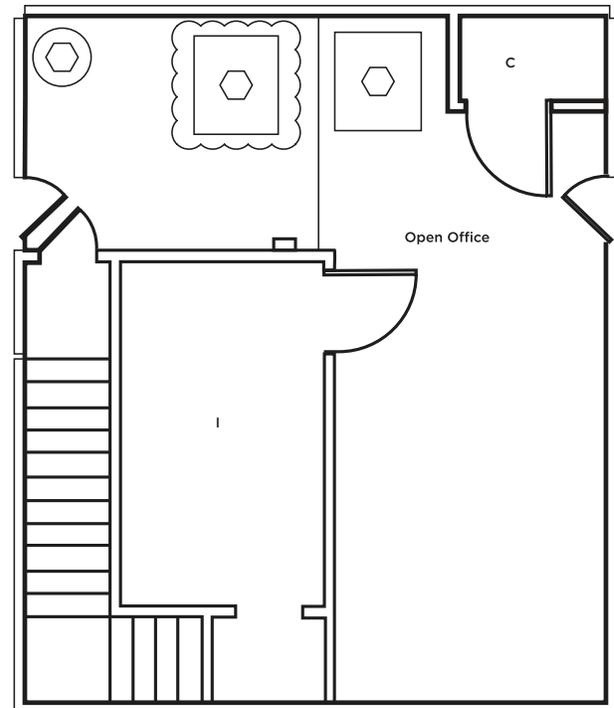
PROPERTY INFORMATION

4300

1st Floor



2nd Floor (Mezzanine)



OPPORTUNITY HIGHLIGHTS

- **Opportunity to acquire a FREESTANDING, FULLY BUILT-OUT MEDICAL OFFICE BUILDING!**
- **Sale Price:** \$2,200,000
- **Rental Rate:** \$32/SF NNN
- 0.64 AC
- 4,840 SF
- Above standard finishes. Ready for immediate occupancy
- First floor clinical space with a small 2nd floor mezzanine level for staff & administrative use
- Built in 1992 but completely renovated and rebuilt in 2022
- 28 parking spaces, inc 3 handicap
- Lit monument signage
- Covered area in back for patient pickup
- *Perfect turnkey opportunity for a medical practice to get up and running quickly!*
- *Owner will consider retail or office use*



PROPERTY PHOTOGRAPHS

OPPORTUNITY FEATURES

- 6 Exam Rooms
- Treatment/observation room
- Lab
- X-ray with Lead-Lined Walls
- Treatment/Observation Room
- Physical Therapy area
- Two Dental Stations + Dental X-ray
- 4 restrooms





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