

Industrial Sale-Lease-Back Plus Adjacent Car Wash

1291 & 1301 Lake Washington Road, Melbourne, FL 32935

Centrally Located / Corner Property / Immediate Income at Closing



OFFERING SUMMARY

Sale Price: \$2,250,000

Acreage: 1.88 Acres

Facility SF: 13,704 SF

Zoning: City of Melbourne Light Industrial (M-1)

PROPERTY OVERVIEW

- 1291 Lake Washington: 3,704 SF Car Wash. 2006 Concrete Block Construction
- 7 Bays + 8 Vacuums. Has not been Operated Since 2020
- 1301 Lake Washington: Est. 3,500 SF Showroom/Office + 6,500 SF Warehouse = 10,000 SF
- 4 Offices, Conference Room, Break Room, 3 Restrooms. Lots of Windows/Sunlight
- Warehouse est. 13' 6" – 15' 6" Clear Height. Three 12' Wide x 14' Tall +/- Grade Level Doors
- M&M Carpet & Tile Will Lease-Back at Closing
- Total of 29 Paved/Striped Parking Spaces
- Utilities: Sewer; Separately Metered for FPL Electric & City Water
- Est. 414' Frontage on Lake Washington x 206' Frontage on Avocado Avenue
- Traffic Count est. 14,700 VPD on Lake Washington Road

LOCATION OVERVIEW

Brevard County, known as "Florida's Space Coast", is located approximately halfway between Miami & Jacksonville on the Atlantic coast, about an hour drive east of Orlando. The Subject Property is located in Melbourne, FL, with close proximity to the Melbourne International Airport, Interstate 95, and the Downtown Eau Gallie Arts District. Nearby employers include L3Harris, Blue Origin, Northrop Grumman and Amazon to name a few. Call today for details!



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Occupant Summary



ABOUT THE TENANT

- <https://www.mmcarpetandtile.com/>
- M&M Carpet & Tile is a licensed and insured flooring store based in Melbourne, FL. The company carries a wide array of name-brand floors and specializes in residential and commercial installations. The company is family owned and operated by the Sickel and Moran families. They bring to the community over 40-years of flooring experience in carpet, hardwood floors, laminate, vinyl tile, tile and other new, innovative styles of flooring. They also offer repair services in all flooring types.
- Operating since 1998. Has occupied Lake Washington Road since 2005.
- Does a large percentage of New Home Construction in Brevard, Indian River, and St. Lucie counties.
- Financials will be provided to qualified buyers after signed NDA.



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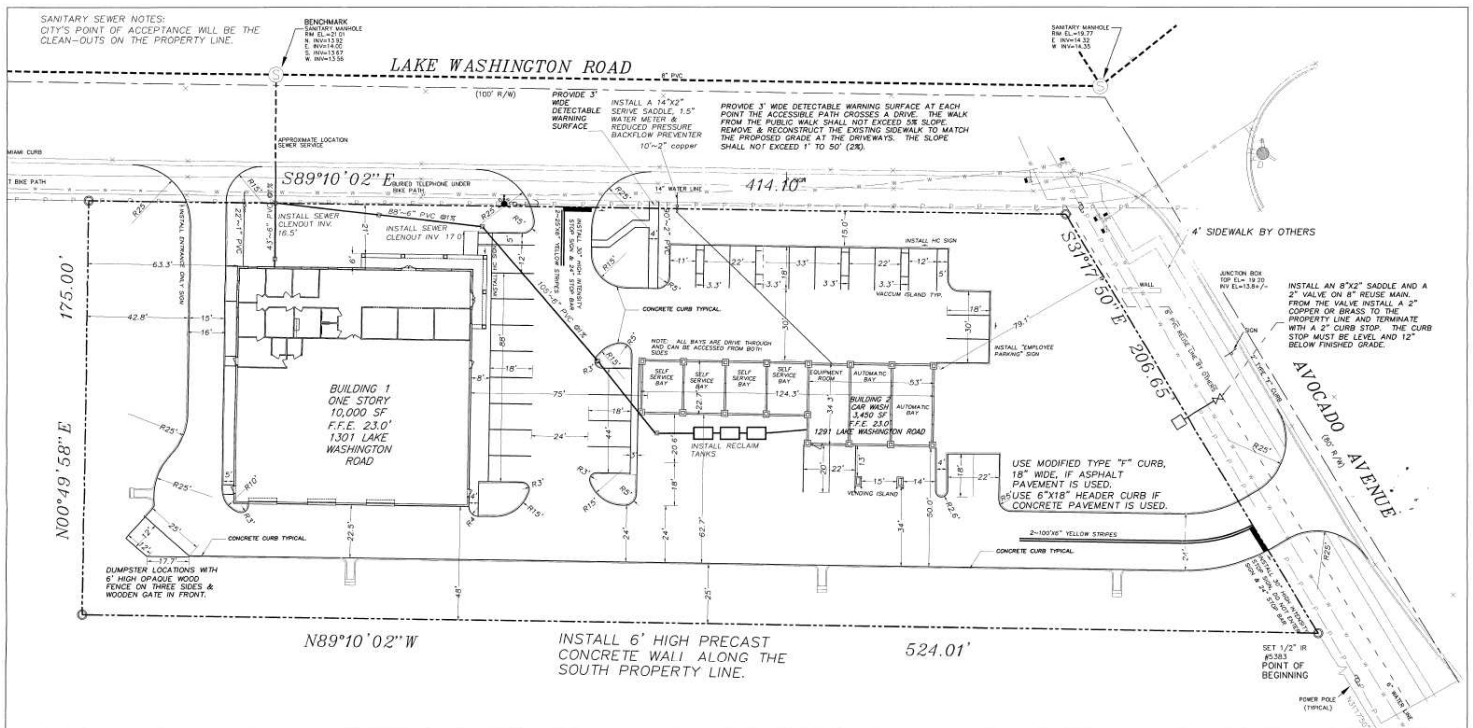
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Site Plan



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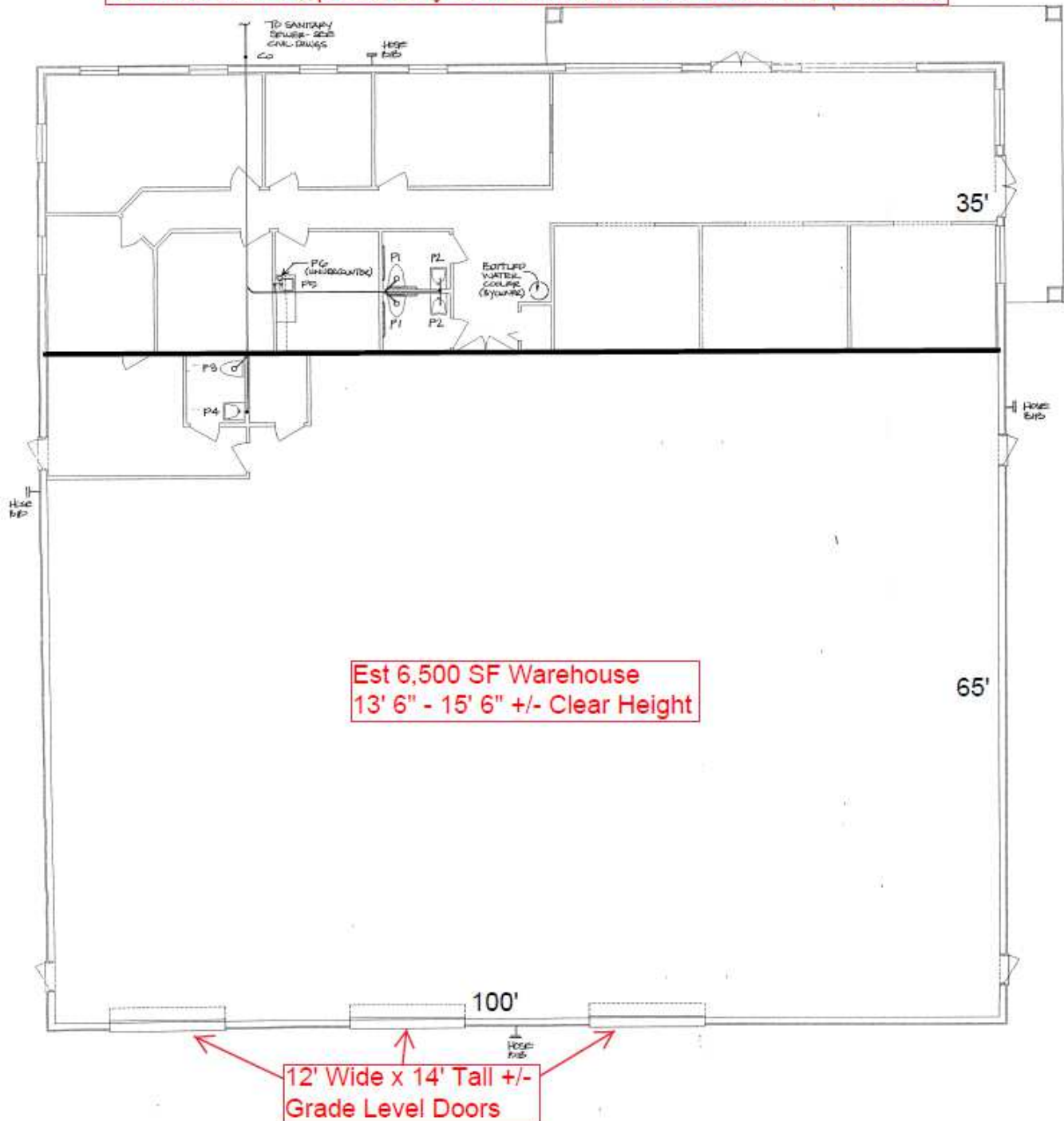
SIOR
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Michael S. Ullian

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1301 Lake Washington Road Floor Plan (10,000 SF)

For Illustration Purposes Only. Dimensions and Wall Locations Estimated



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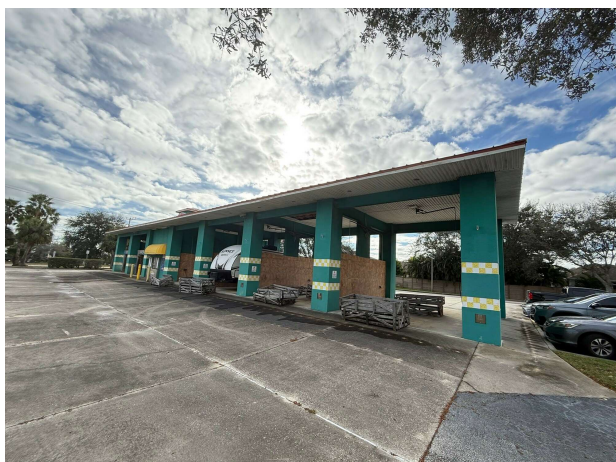
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Additional Photos



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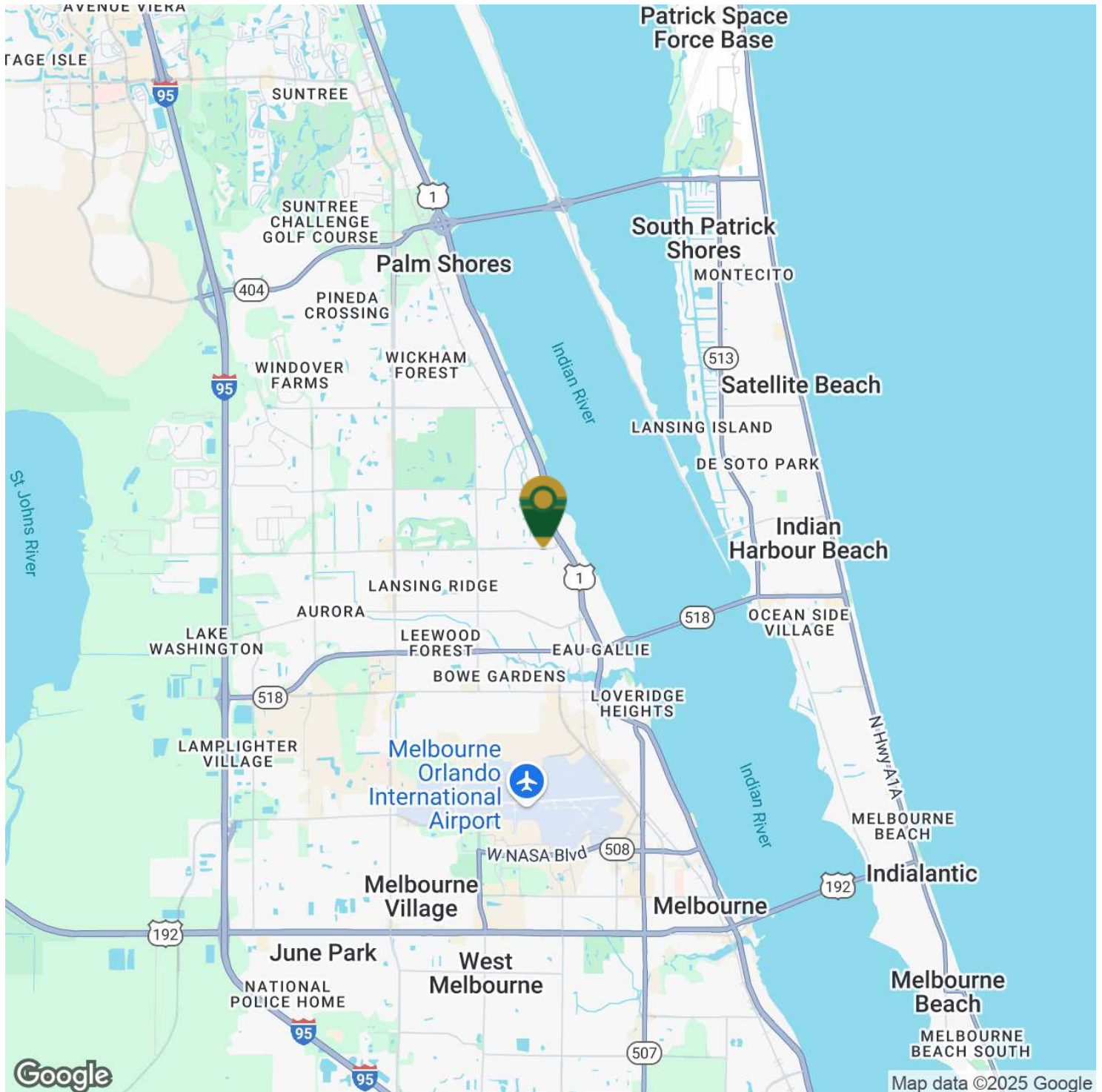
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Location Map



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