

# Newly Renovated Office Building In Central Melbourne

478 N Babcock St., Melbourne, FL 32935

## Investment Property FOR SALE



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,250,000
<b>Acreage:</b>	0.74 Acres
<b>Facility SF:</b>	10,915 SF
<b>Renovated:</b>	2018
<b>Zoning:</b>	Flexible C-2 zoning allows for Office, Financial, Service, Medical, Retail and more.

### PROPERTY OVERVIEW

Fully renovated in 2018. Very good condition with all new fixtures, carpet, paint, windows, LED lighting, HVAC, paint etc. Excellent location, and a great cash flow investment property. Current mix of tenants include: Office, Engineering, Technology, and Marketing. Projected NOI \$87,833 Confidentiality Non-Disclosure Agreement (CNDA), Buyer Qualification, prior to receiving additional information.

### LOCATION OVERVIEW

Located on busy Babcock St, just south of US1. Over 23,000 cars per day pass this site (FDOT) Minutes from Melbourne Airport, Hospitals, Beaches.

### PROPERTY HIGHLIGHTS

- Beautiful renovation.
- Very inviting space to both tenants and guests.
- Full kitchen and break room.



**Michael S. Ullian, President, CCIM, SIOR**

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**Robert Solito**

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## Additional Photos



Individual Members  
Michael S. Ullian  
Adam Rathbun

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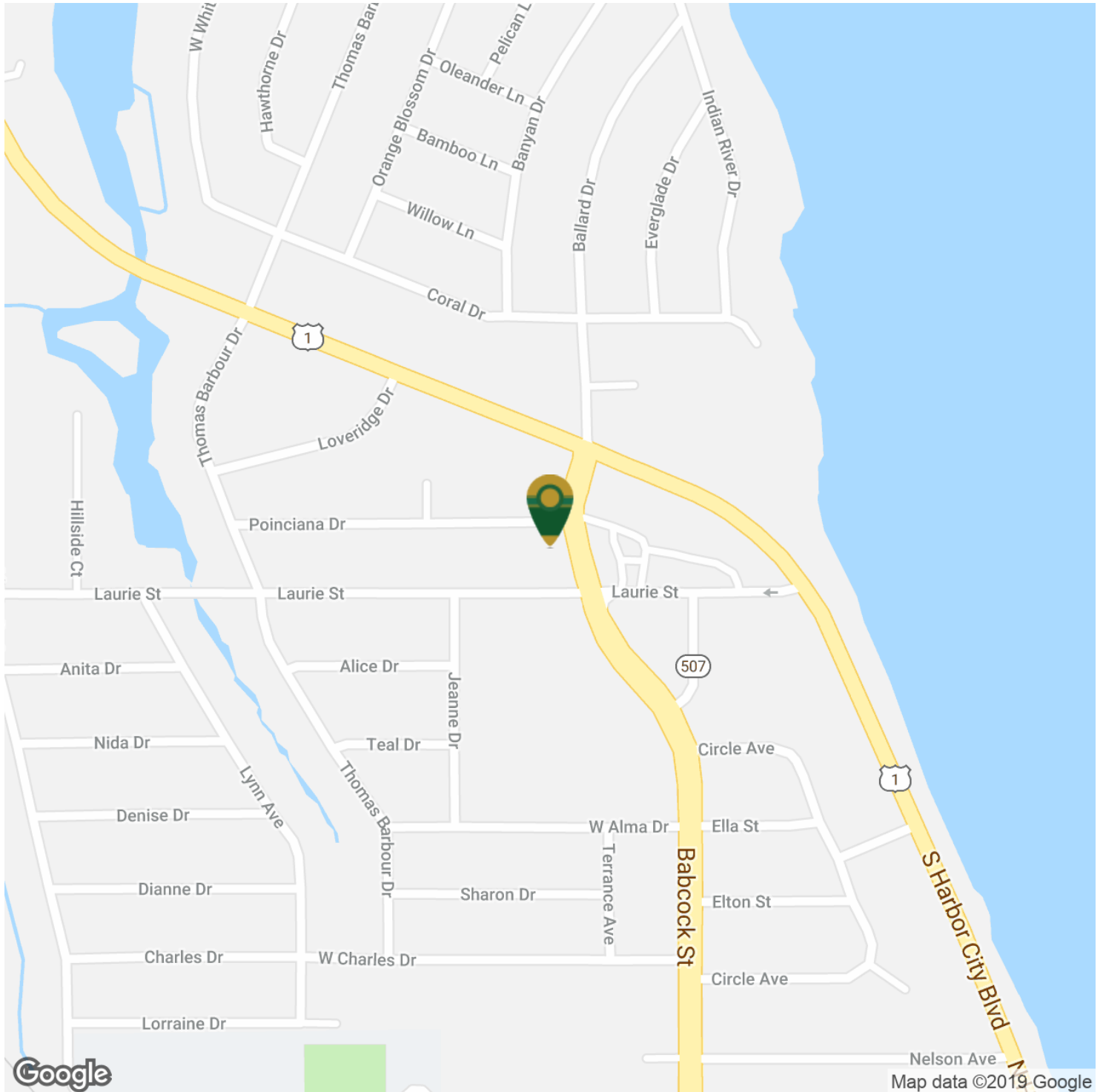


**SIOR**  
Individual Member  
Michael S. Ullian

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## Location Maps



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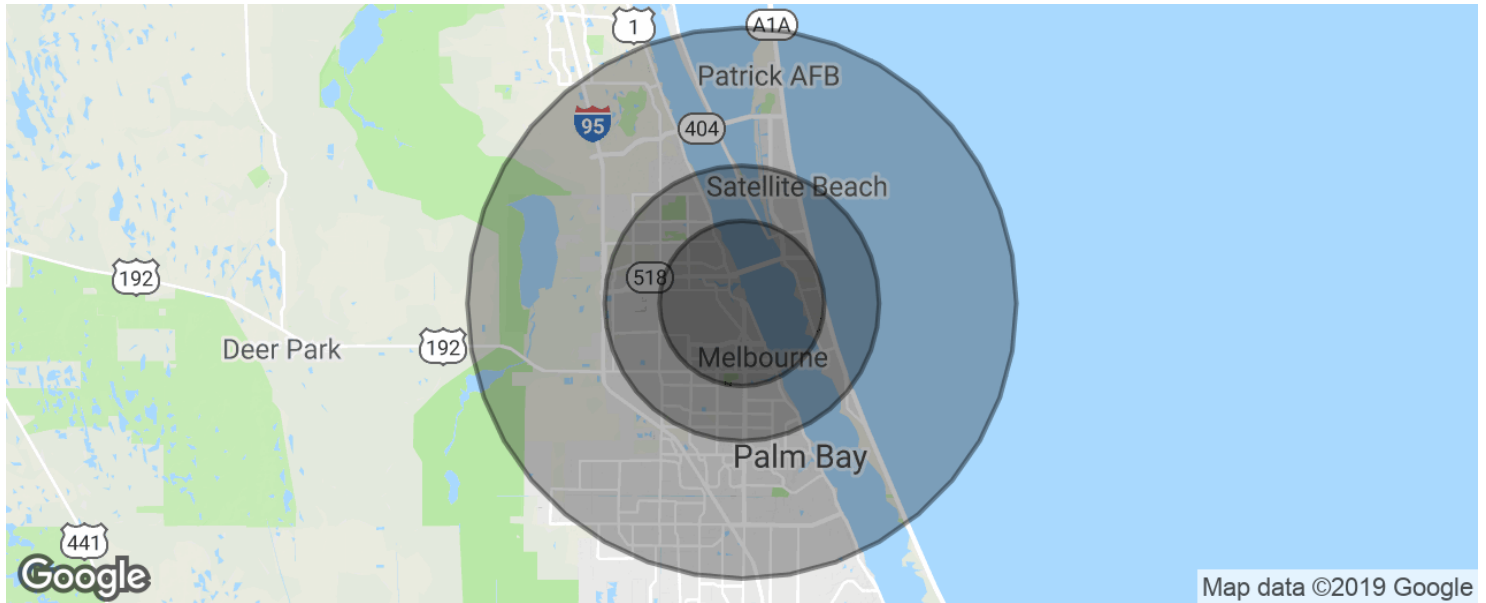
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## Demographics Map & Report



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	45,173	125,752	270,830
Median age	44.3	45.0	44.1
Median age (Male)	41.9	42.9	42.2
Median age (Female)	46.5	46.6	45.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	19,803	54,439	111,295
# of persons per HH	2.3	2.3	2.4
Average HH income	\$58,261	\$61,560	\$65,868
Average house value	\$194,570	\$213,722	\$236,922

\* Demographic data derived from 2010 US Census



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