

1322 Oak St

1322 Oak St, Melbourne, FL 32901



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1322 Oak St

\$1,000,000

Medical Office Investment & Redevelopment Opportunity | Melbourne, FL

An exceptional investment opportunity offering immediate income and significant redevelopment potential. Situated on a 0.57-acre site just one block from Holmes Regional Medical Center, this strategically located Melbourne property features two durable concrete block office buildings within a highly desirable medical and professional corridor.

The larger building, totaling approximately 3,930 square feet, presents an ideal opportunity for an owner-user or an investor seeking to lease the space for additional rental income. The second building, approximately 1,368 square feet, is currently tenant-occupied, providing stable in-place cash flow from day one. Further enhancing the property's appeal, the smaller building received a new roof in 2024, helping minimize...

For more information visit:

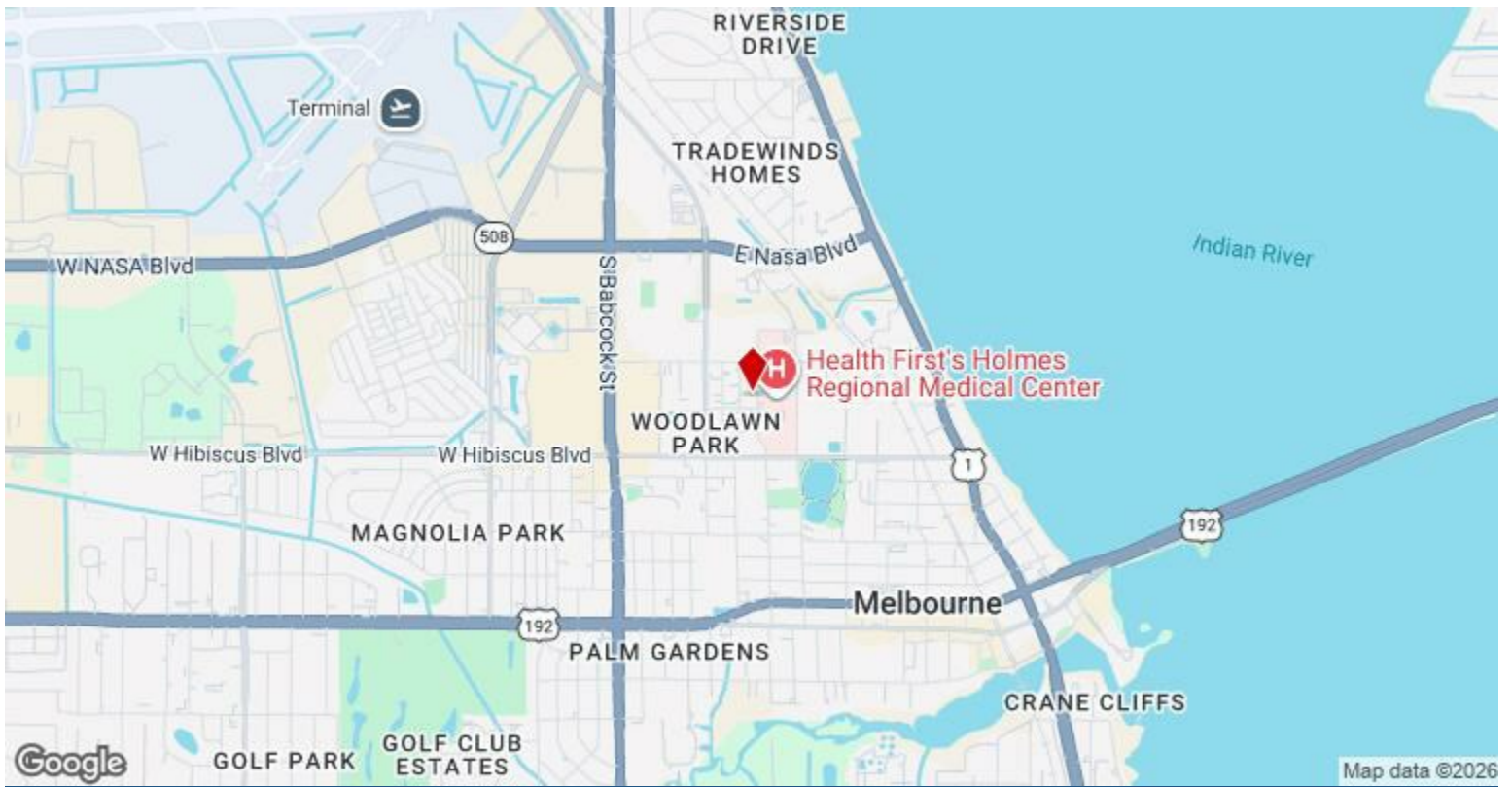
<https://www.loopnet.com/Listing/1322-Oak-St-Melbourne-FL/39031945/>



Price:	\$1,000,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.57 AC
Gross Building Area:	5,298 SF
Rentable Building Area:	5,298 SF
No. Stories:	1
Year Built:	1957
Tenancy:	Single
Parking Ratio:	2.83/1,000 SF
Zoning Description:	RP
APN / Parcel ID:	27-37-34-51-00000.0-0354.00
Walk Score ®:	61 (Somewhat Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Senior Helpers	-	



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Property Photos



1322 OAK - HANDICAP RAMP



1322 OAK - PARKING LOT

Property Photos



1322 OAK - BACK BLDG



1322.OAK - BACK OF BUILDING

Property Photos



1322 OAK - STORAGE SHED

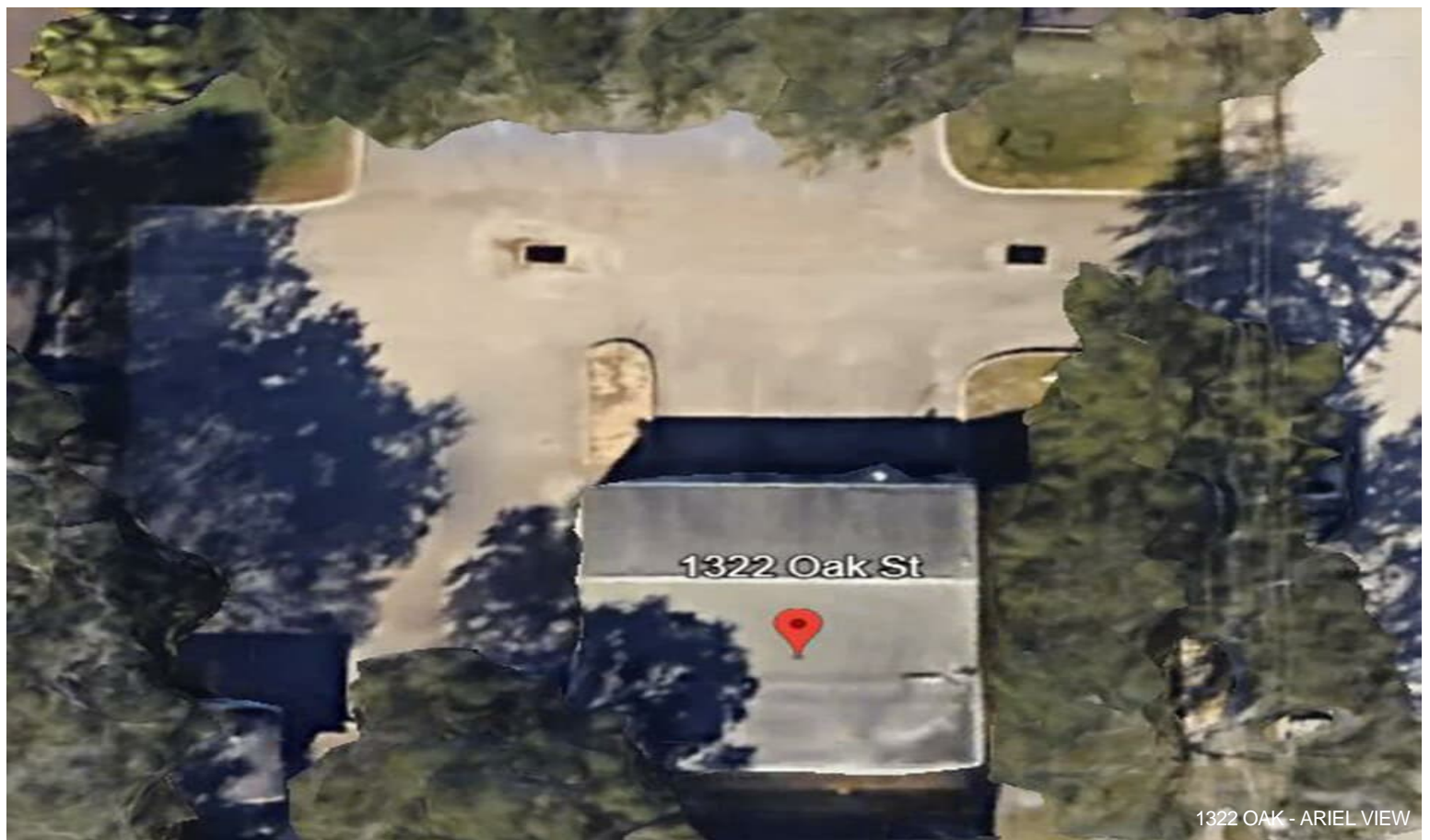


1322 OAK - PARKING VIEW HOSPITAL

Property Photos

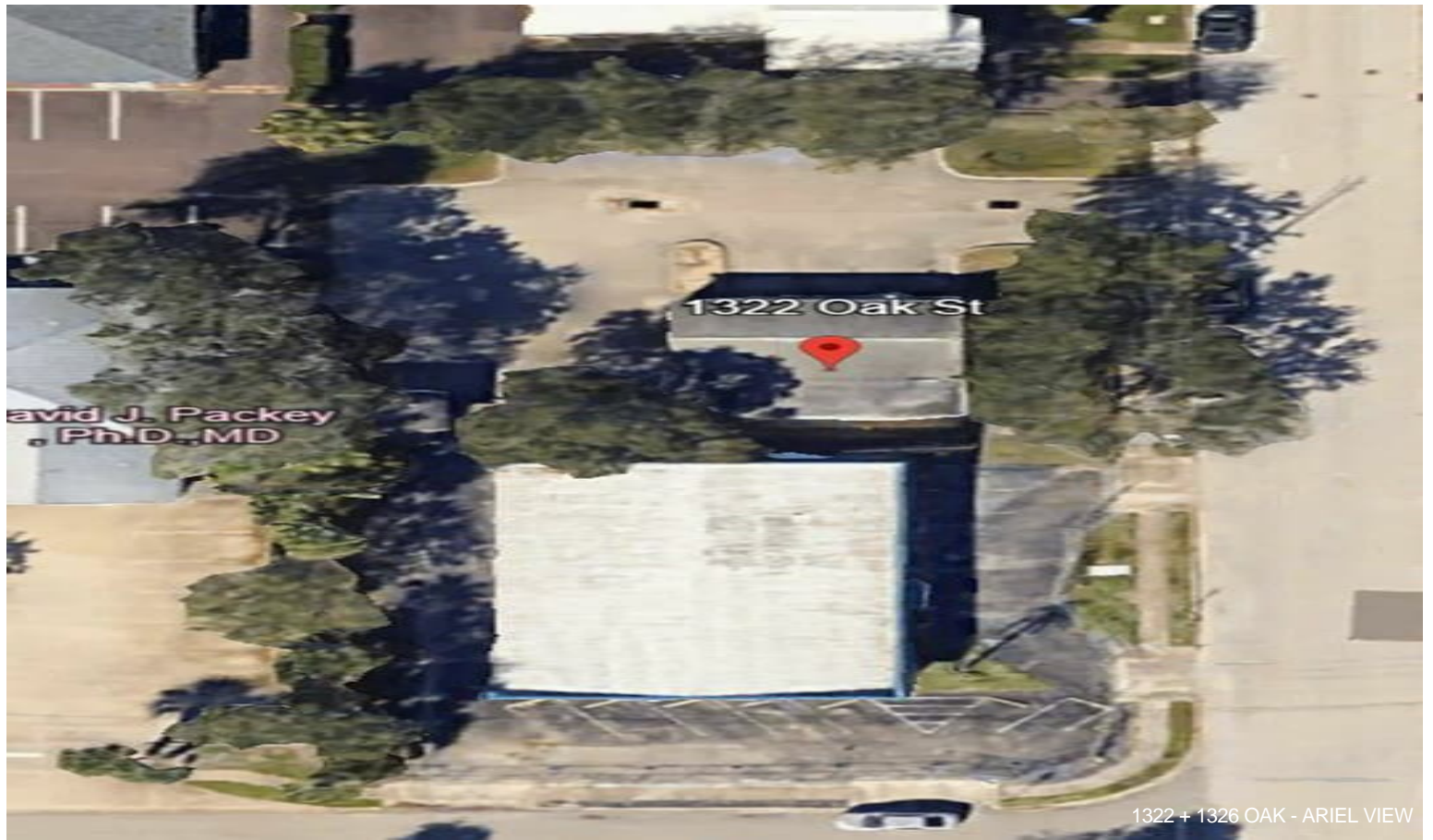


1322 OAK - PARKING LOT



1322 OAK - ARIEL VIEW

Property Photos



1322 + 1326 OAK - ARIEL VIEW



1326 OAK - FRONT OF BLDG

Property Photos



1326 OAK - FRONT SOUTH VIEW



1326 OAK - SOUTH SIDE

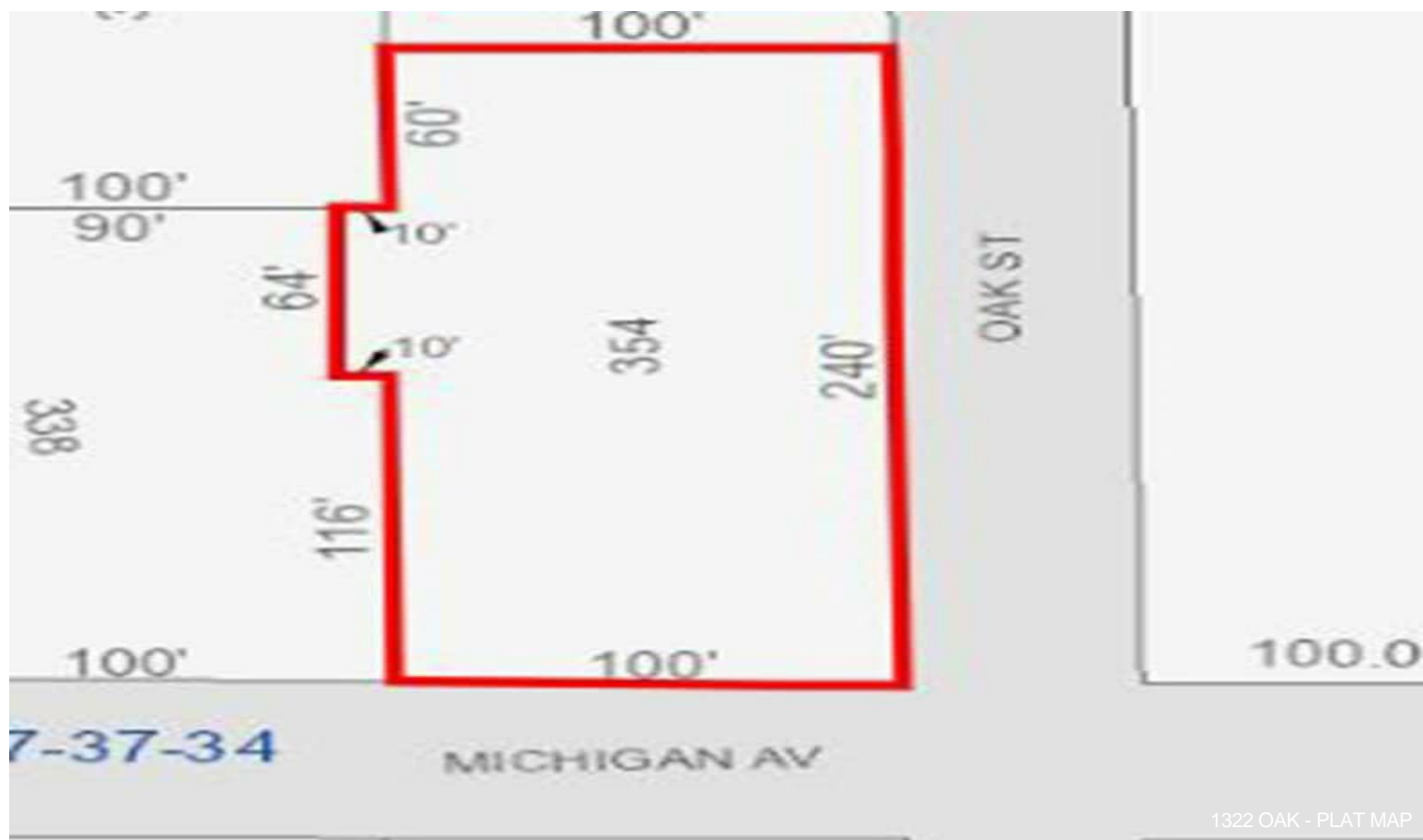
Property Photos



Property Photos



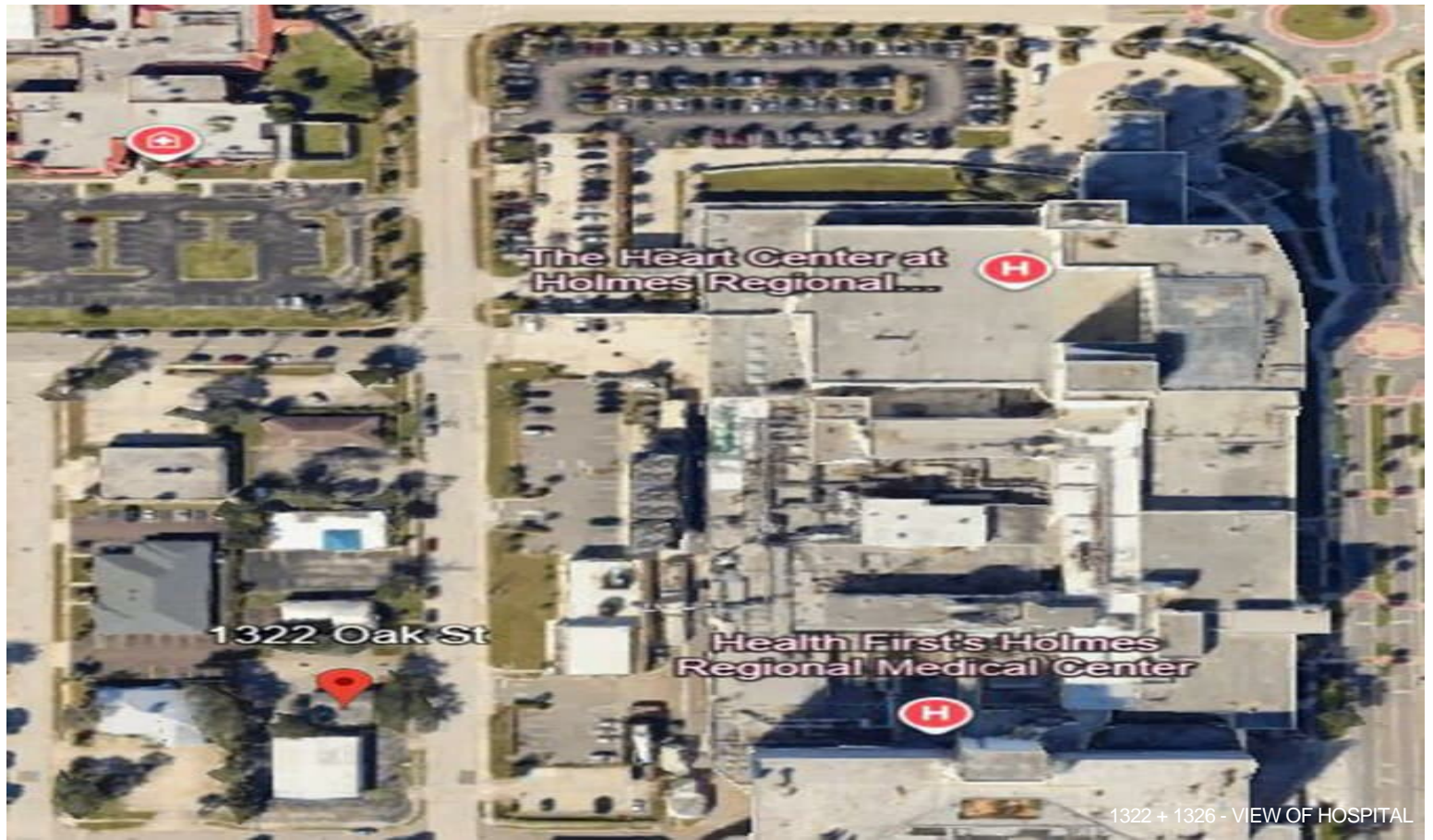
Property Photos



Property Photos



Property Photos



1322 + 1326 - VIEW OF HOSPITAL