



LIGHTLE  
BECKNER  
ROBISON

« INCORPORATED »

COMMERCIAL REAL ESTATE SERVICES

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OFFICE BUILDING FOR SALE

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# Freestanding Multi-Tenant Office / Medical Building

830 Century Medical Dr / Parcel B Titusville, FL 32796

FOR SALE | \$1,250,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

• 830 Century Medical Dr / Parcel B Titusville, FL 32796



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,250,000
<b>Price / SF:</b>	\$134.84
<b>Lot Size:</b>	0.79 Acres
<b>Year Built:</b>	1991
<b>Building Size:</b>	9,270 SF
<b>Zoning:</b>	HM
<b>APN#:</b>	21 -35-33-01- *-16

## PROPERTY OVERVIEW

Property is a Freestanding Building with Three Individual Suites  
Suite A +/- 3,019 sf Currently Healthcare Related Tenant Occupied. Exam Rooms, Private Offices, Three Restrooms, IT and Break Room. Vinyl and Carpeted Floors  
Suite B +/-2,738 sf Vacant, was a former Medical Office, Waiting Area, Nurses Station, Exam Rooms, Private Offices, and Break Room. Floors Vinyl Plank and Tile  
Suite C +/- 3,603 sf is an Unfinished Open Storage Area. Blank Slate, Plumbed for Restrooms. Generators  
Common Open Surface Parking in Paved Lot

## LOCATION OVERVIEW

Located in the Century Medical Plaza Directly off of N Washington Ave  
Immediate Proximity to Parrish Medical Center Hospital in Titusville

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70 W. Hibiscus Blvd.,  
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# EXTERIOR PHOTOS

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# SUITE A/ B PHOTOS

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# Floor Plan

830 CENTURY MEDICAL DRIVE  
SUITE A





830 CENTURY MEDICAL DRIVE  
SUITE B





Remainder of Lot 16  
(Not Included)

10' Drainage &  
Utility Easement

129.46'

S 65°35'00" E 286.57'(CD)

A Portion  
of Lot 16

PARCEL A  
0.50 AC

S 65°35'00" E 257.44'(CD)

100.0'

SANITARY  
SEWER

C1  
R=75.00'(D)  
Delta=42°54'05"(D)  
L=56.16'(D)  
Chord Bearing=  
S 05°00'50" E  
54.86'(P)

N 25°43'10" W 435.40'(CD)

305.94'

Century Medical Drive

S 26°27'52" E 167.43'(CD)

141.56'

111.63'

PARCEL B  
0.79 AC

A Portion  
of Lot 17

S 65°24'50" W 166.49'(CD)



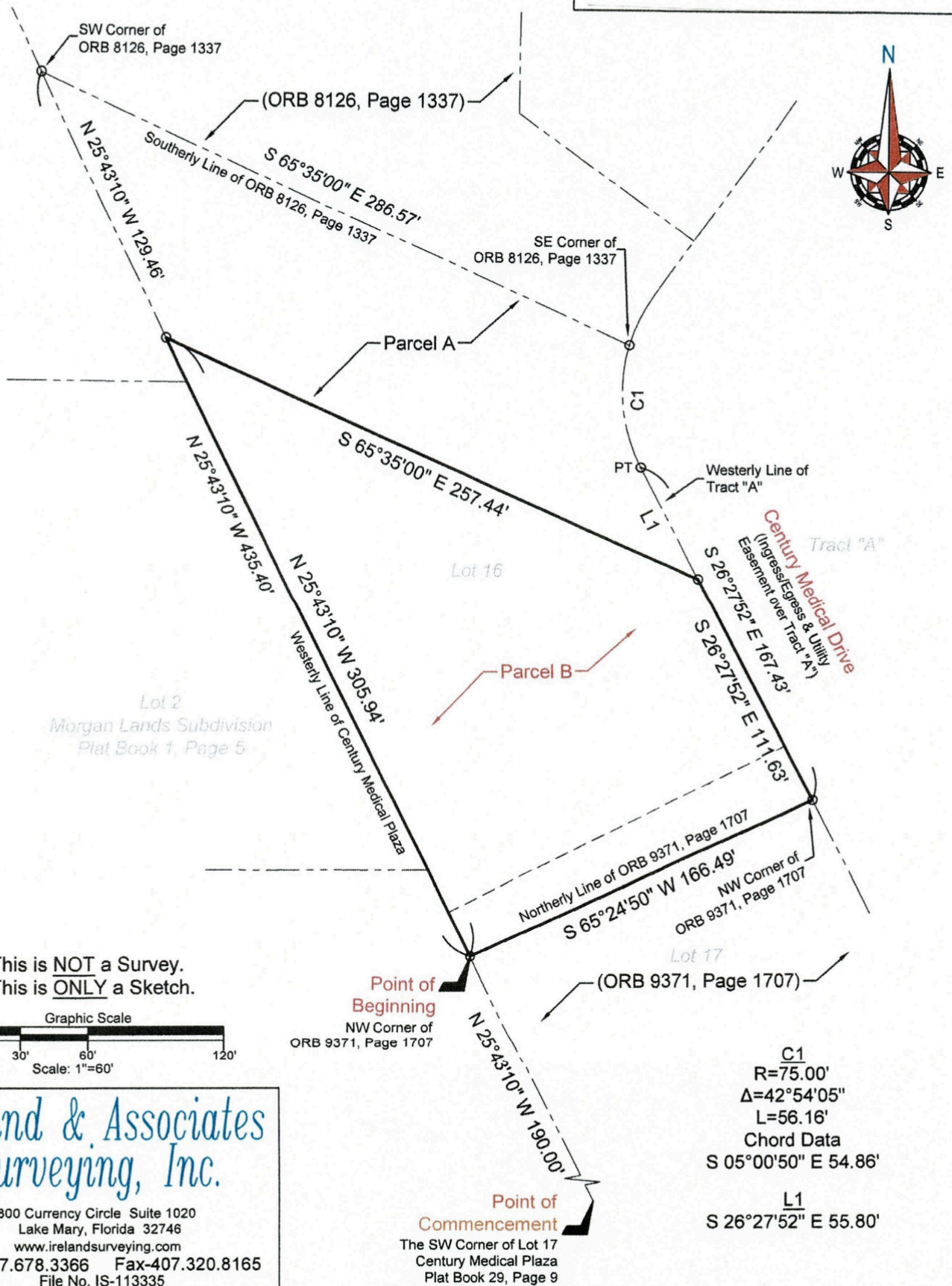
SCALE: 1" = 50'

10' Drainage &  
Utility Easement



# Sketch of Description

Sheet 4 of 4



This is NOT a Survey.  
This is ONLY a Sketch.

Ireland & Associates  
Surveying, Inc.

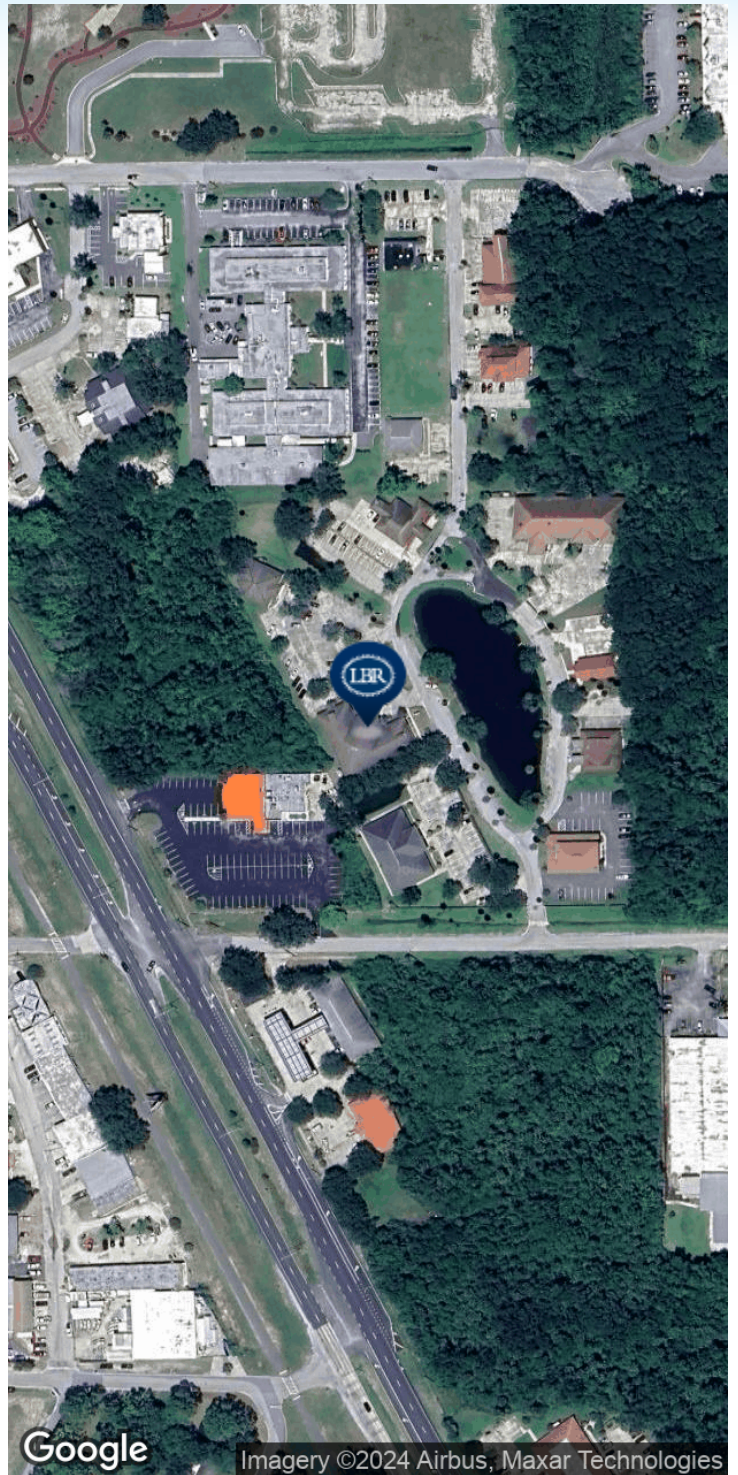
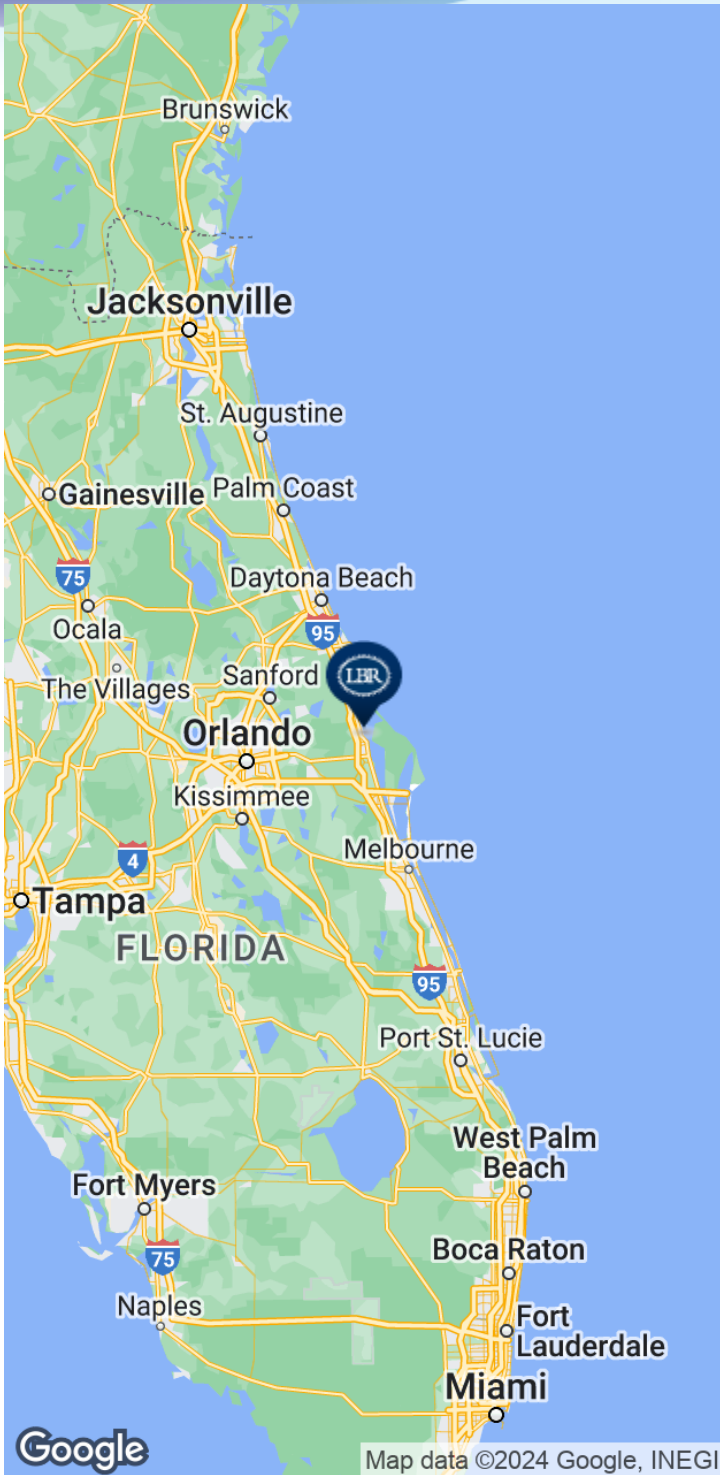
800 Currency Circle Suite 1020  
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# LOCATION MAP

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