

# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

**Centrally Located / Immediate Tenant Income / Opportunity to Occupy**



## OFFERING SUMMARY

**Sale Price:** \$785,000

**Acreage:** 0.61 Acres

**Facility SF:** 4,786 SF

**Zoning:** City of Melbourne  
General Commercial  
(C2)

## PROPERTY OVERVIEW

Unit A est. 1,125 SF Office. Delivered Vacant at Closing  
Unit B est. 1,243 SF Chiropractor's Office. Lease Expires 12/31/25  
Unit C est. 1,126 SF Office. Delivered Vacant at Closing  
Unit D est. 1,292 SF Restaurant. Seating for 43 Inside + 22 Outside. Expires 12/31/25  
Each Office has Reception Area, Multiple Hard Wall Offices, 2 Restrooms.  
City Water/Sewer, FPL Electric, Piped Underground Natural Gas  
Each Unit Separately Metered for Electric/Water  
24 Concrete Paved/Striped/Lighted Parking Spaces  
C-2 Zoning: Office, Medical/Dental, Electronic Assembly, Restaurant & More!  
**DO NOT DISTURB OCCUPANTS**  
Also Available For Lease (Call for Details)

## LOCATION OVERVIEW

Strategically positioned just off of Sarno Road which is a direct connector between US1, Wickham Road & I-95 (via Eau Gallie Boulevard). Property situated directly adjacent to the Brevard County Tax Collector and Brevard County Sheriff's office. Close proximity to the Melbourne International Airport, Downtown Eau Gallie Arts District (EGAD) and the beaches. Make this the future home for your business today!



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



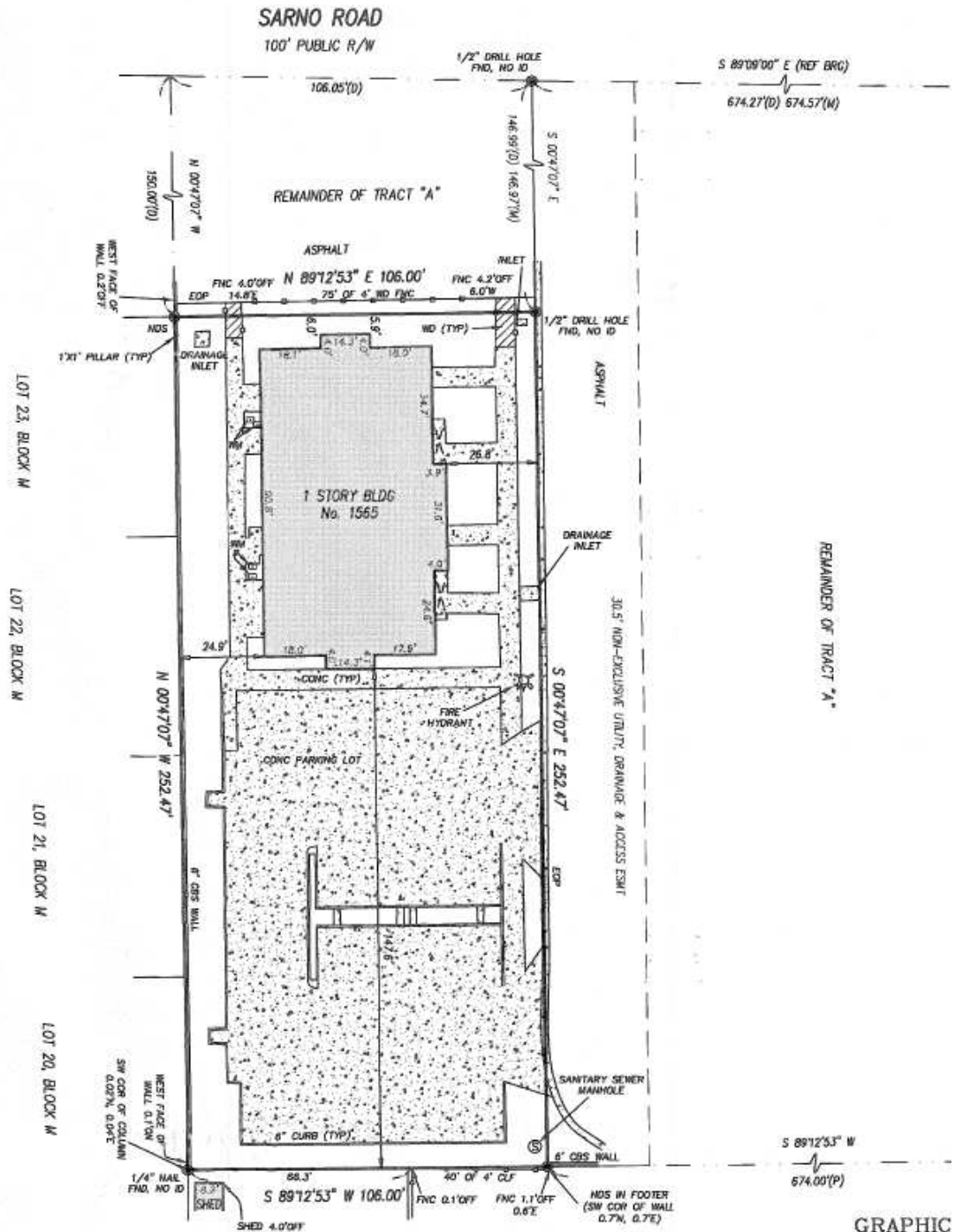
# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

Survey

## MAP OF BOUNDARY SURVEY

Accepted and Received  
By: *Michael S. Ullian*  
Date: *4/28/17*



GRAPHIC



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

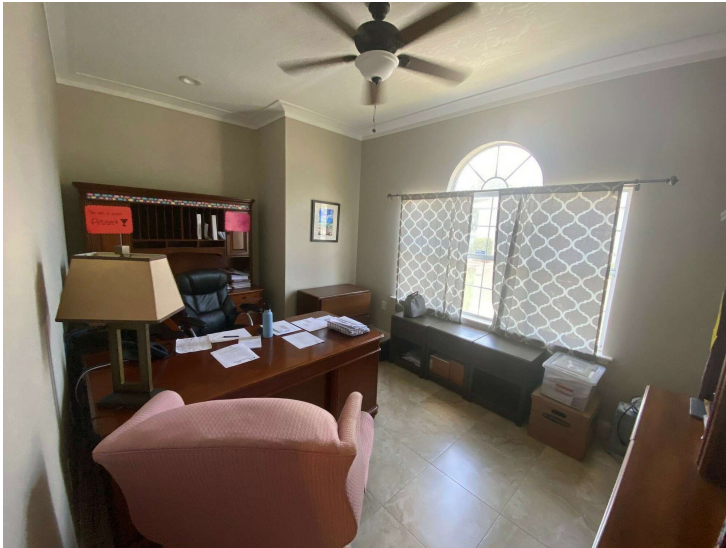
The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.



# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

Unit A Photos (est. 1,125 SF Office)



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

Unit B Photos (est. 1,243 SF Chiropractor's Office)



Individual Members  
Michael S. Ullian

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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

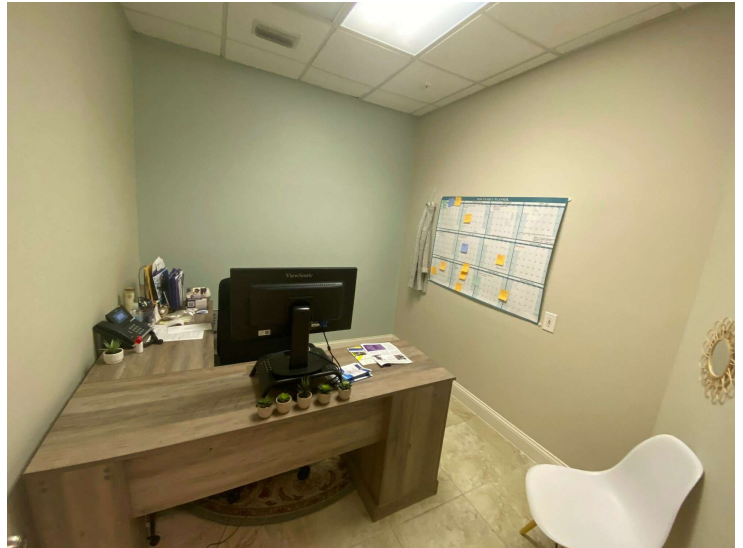
The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.



# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

Unit C Photos (est. 1,126 SF Office)



Individual Members  
Michael S. Ullian

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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.



# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

Unit D Photos (est. 1,292 SF Restaurant)



Individual Members  
Michael S. Ullian

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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

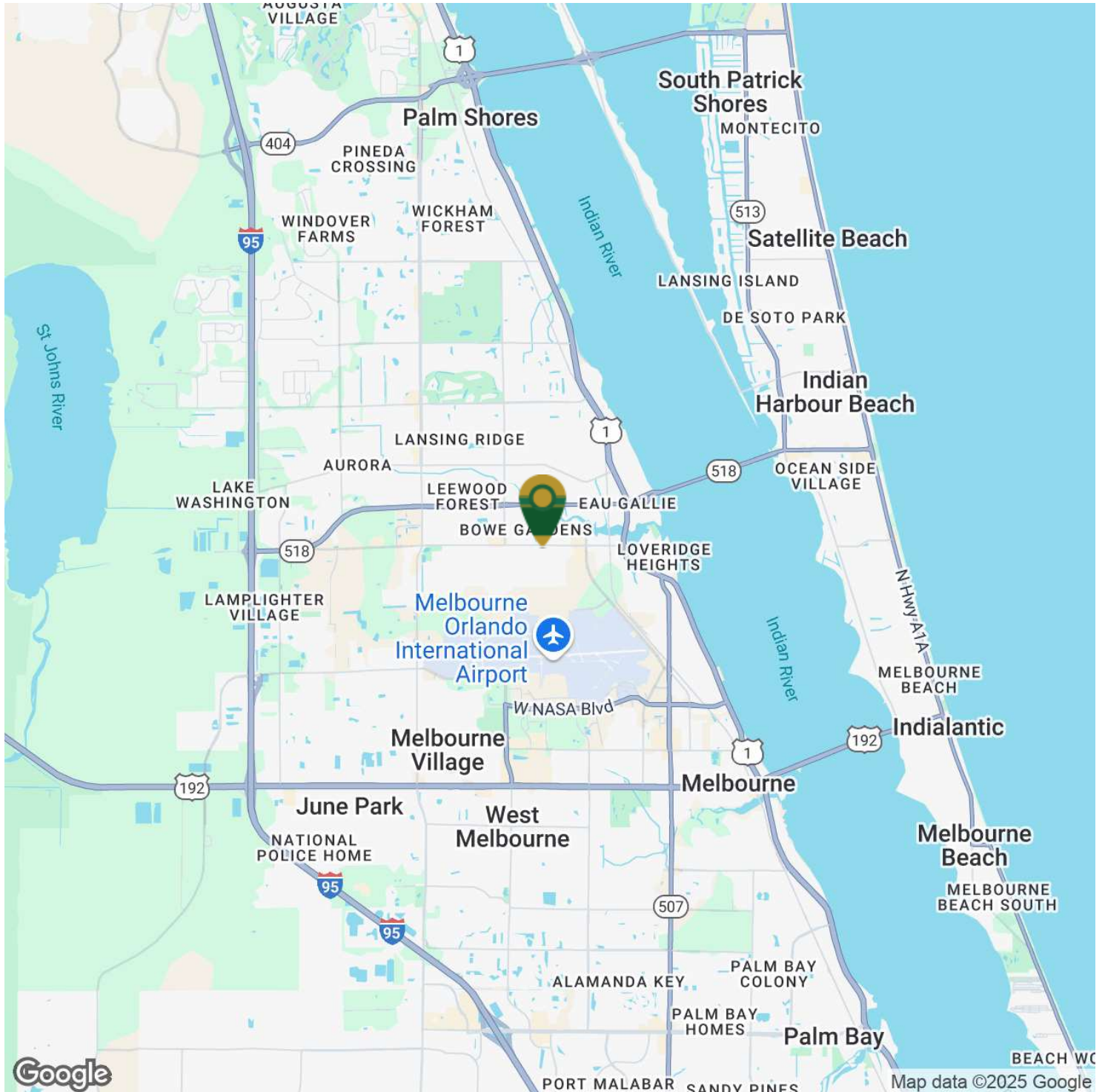
The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

## Location Map



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

The Ullian Realty Corporation 1800 Penn Street Melbourne, FL 32901 321.729.9900 ullianrealty.com

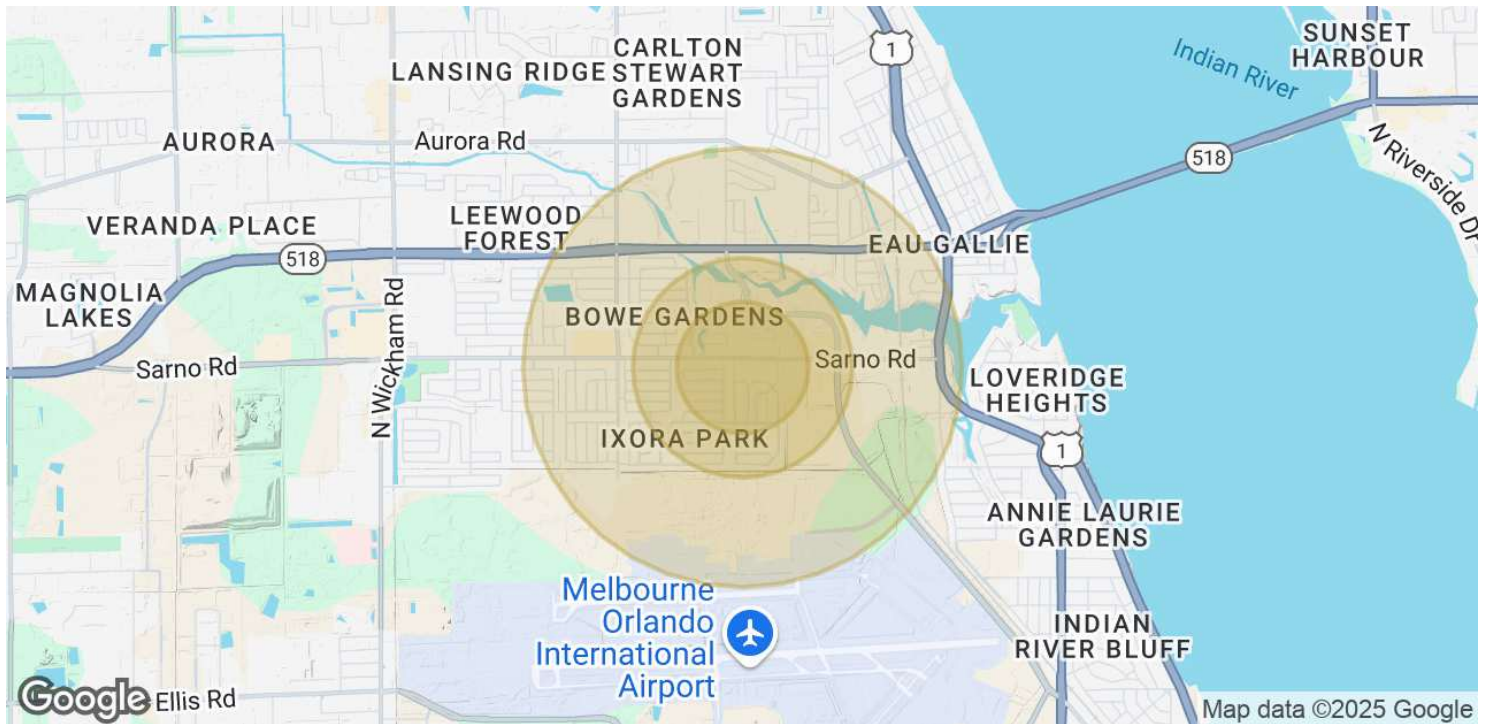
The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.



# 4-Unit Stand-Alone Building In Heart Of Melbourne

1565 Sarno Road, Melbourne, FL 32935

## Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	914	3,279	9,055
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	381	1,392	3,838
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$86,289	\$85,808	\$76,667
Average House Value	\$263,130	\$265,525	\$274,820

Demographics data derived from AlphaMap



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

Licensed Real Estate Broker  
Cell: 321.258.7556  
mike@ullianrealty.com

Broker Associate  
Cell: 321.750.3439  
zach@ullianrealty.com

