

# Flex Building With Yard: Collect Income Or Occupy In Future

1500 Main Street NE, Palm Bay, FL 32905

**Centrally Located / Immediate Tenant Income / 100% Fenced & Gated**



## OFFERING SUMMARY

**Sale Price:** \$1,150,000

**Acres:** 0.55 Acres

**Facility SF:** 6,720 SF Footprint  
+1,600 SF 2/1 Apt  
+3,680 SF Storage/Attic  
=12,000 SF Total

**Zoning:** City of Palm Bay  
Highway Commercial  
(HC)

## PROPERTY OVERVIEW

Footprint est. 2,040 SF HVAC Office + 4,680 SF Warehouse = 6,720 SF Total  
Upstairs +/- 1,600 SF 2/1 Apartment + est. 3,680 SF Unfinished Storage/Attic  
Total of 12,000 SF Between 2 Floors

100% Occupied. LL Collects \$7,000/month. Term Expires 7/31/2025  
Est. 2024 NOI \$64,000 (5.5% CAP)

Three 9' Wide x 7' Tall +/- Grade Level + One 9' Wide x 10' Tall +/- Door  
Warehouse Concrete Floor and est. 8' 6" Ceiling Height

City Water/Sewer; FPL Electric

Corner Lot. 100% Fenced/Gated, Mostly Cleared, Partially Paved

Zoning: Contractor's Office w Outdoor Storage, Automotive, Retail, Daycare & More!  
DO NOT DISTURB OCCUPANT

## LOCATION OVERVIEW

Located in northeast Palm Bay just off of the US1 x Palm Bay Road intersection. Surrounding employers include L3Harris, Leonardo DRS, Tibbetts Lumber & ABC Supply to name a few. Close proximity to Downtown Melbourne, Hammock Landing Mall and the beaches. Call today for details!



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

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**SIOR**  
Individual Members  
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Aerial



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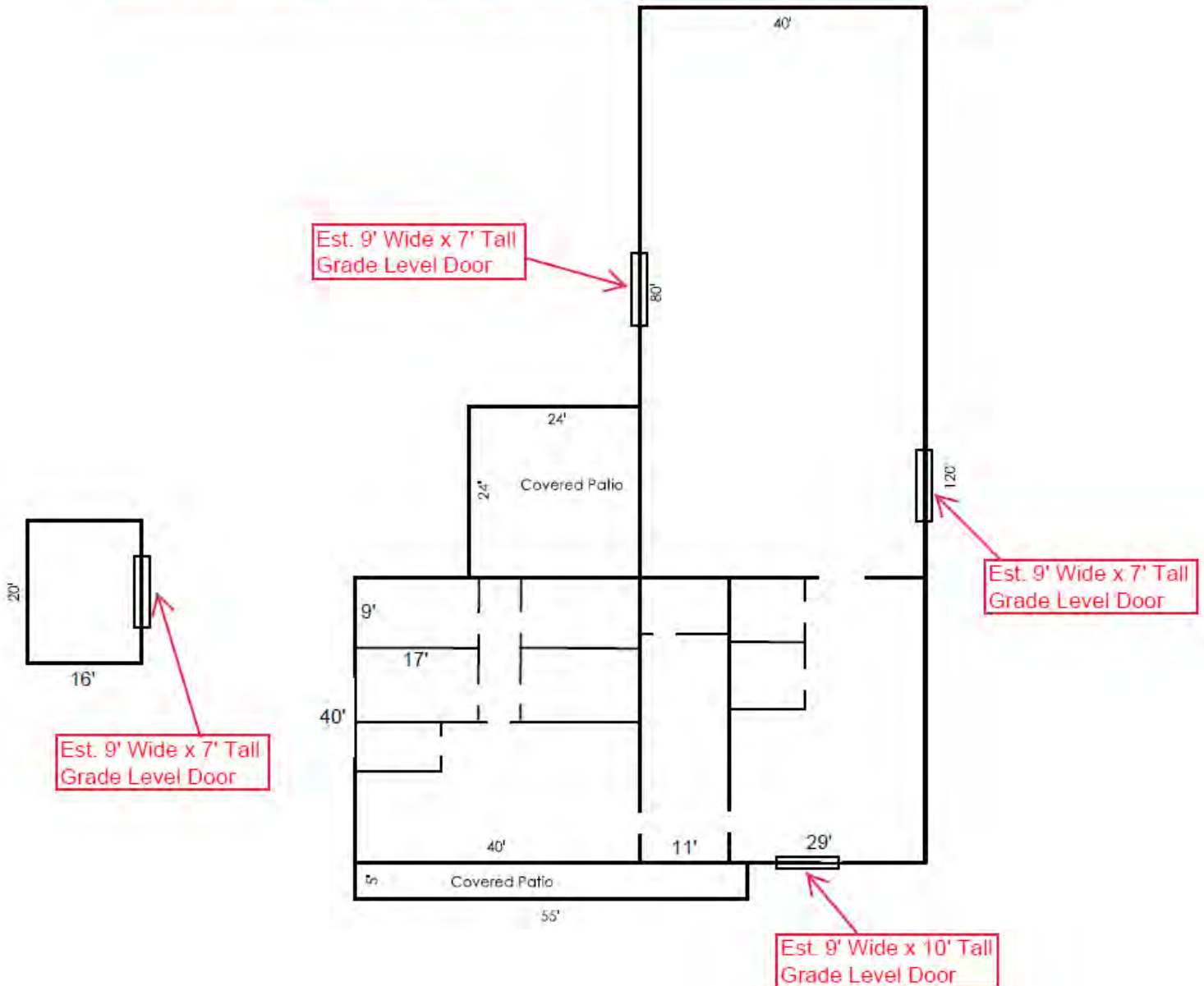
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Ground Level Floor Plan (est. 6,720 SF)

Dimensions & Measurements Estimated and to be Verified by Buyer



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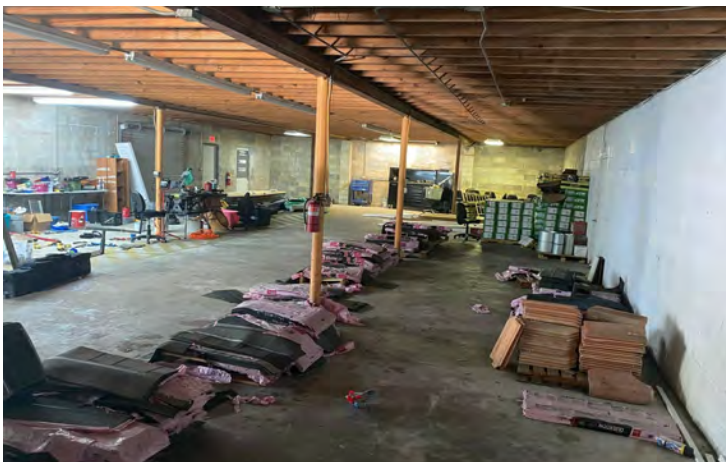
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Est. 6,720 SF Ground Level Photos



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Upstairs 2/1 Apartment + Unfinished Attic Photos (est. 5,280 SF)



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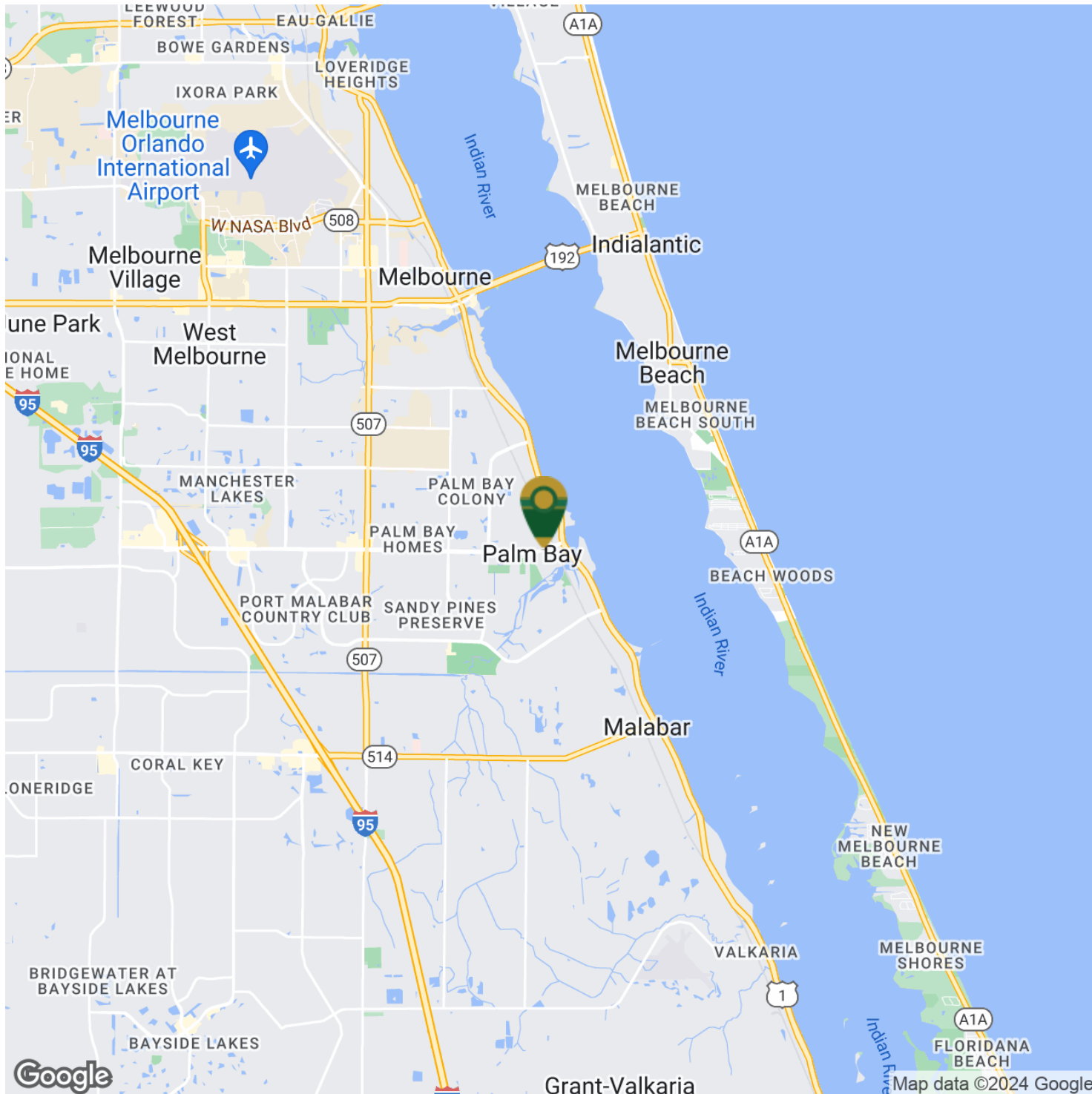


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## Location Map



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