

# FOR SALE

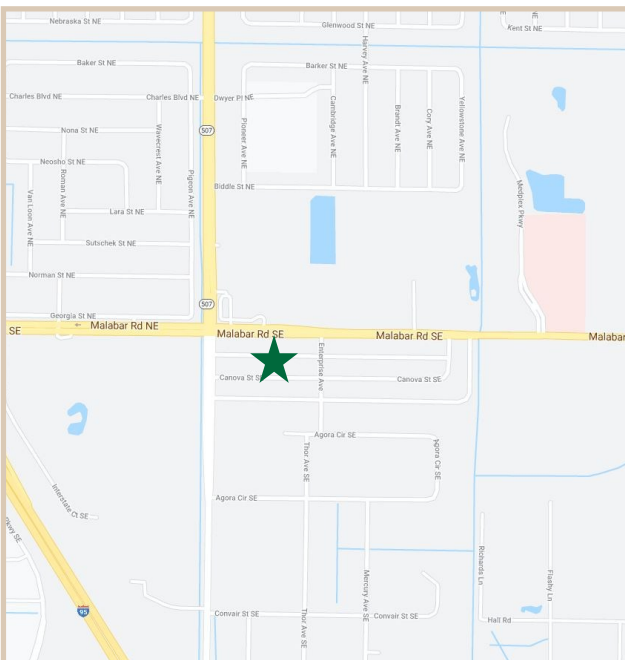
Malabar Professional Building

1326 Malabar Road SE, Palm Bay, Florida 32907

## PROPERTY FACTS

Building Area:	9,010 Sq. Ft.
# of Units:	9 Units
Unit Size:	1,024-3,112 +/- Sq. Ft.
Construction:	Concrete Block Stucco
Roof:	Barrel Tile
Utilities:	City Water/ Septic
Zoning:	Permitted Uses: Retail Office, Medical, Financial Institutions, & Personal Service
Year Built:	1984
Building Height:	Two Stories With Elevator

Listing Price: \$1,450,000



## PROPERTY HIGHLIGHTS

### Parking & Access

Two entrances off of Malabar Road SE and an entrance off of Canova Street. Parking lot is easy to access from both entrances.

### Location

Within a mile from Palm Bay Hospital, I-95 Intersection, Eastern Florida State College, and many large retailers including Walmart, Lowes, and Home Depot.

### Aesthetics

Extensive interior and exterior renovation. These renovations include new paint and signage.



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626 Old Dixie Highway SW  
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### CONTACT INFO:

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

# SITE PLAN

First Floor

Malabar Professional Building

1326 Malabar Road SE, Palm Bay, Florida 32907

Malabar Rd NE

Malabar Rd SE

Canova St SE

Unit 5

Unit 4

Unit 3

Unit 2

Unit 1



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# SITE PLAN

Second Floor

Malabar Professional Building

1326 Malabar Road SE, Palm Bay, Florida 32907

Malabar Rd NE

Malabar Rd SE

Unit 9

Unit 8

Unit 7

Unit 6

Canova St SE



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# ADDITIONAL PHOTOS

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