

1853 Canova Street SE

Palm Bay, FL 32909

Centrally Located / Frontage on 2 Roads / Partially Gated & Fenced



OFFERING SUMMARY

Sale Price: \$350,000

Acreage: 0.17 Acres

Facility SF: 2,016 SF

Zoning: City of Palm Bay General
Commercial (GC)

PROPERTY OVERVIEW

Approximately 50% HVAC Office + 50% Warehouse
Reception, 2 Offices, Open Configuration, Restroom, Break Area
Warehouse Concrete Floor and est. 10' Clear Height
One 12' Wide x 8' Tall +/- Motorized Grade Level Door
Well/Septic, FPL Electric, Spectrum Fiber at the Road
4 Concrete Parking Spaces on Canova + Parking for 2 Vehicles in Back
Shingle Roof (2025). Shed Included in Sale

LOCATION OVERVIEW

Strategically positioned just off of Malabar Road which the primary area connector between Interstate 95, Babcock Street and US1. Surrounding employers include Health First Palm Bay Hospital, Eastern Florida State College, and Heritage High School to name a few. Lots of restaurants, shopping, and childcare nearby. Make this the future home for your business today!

Zach Ullian, SIOR

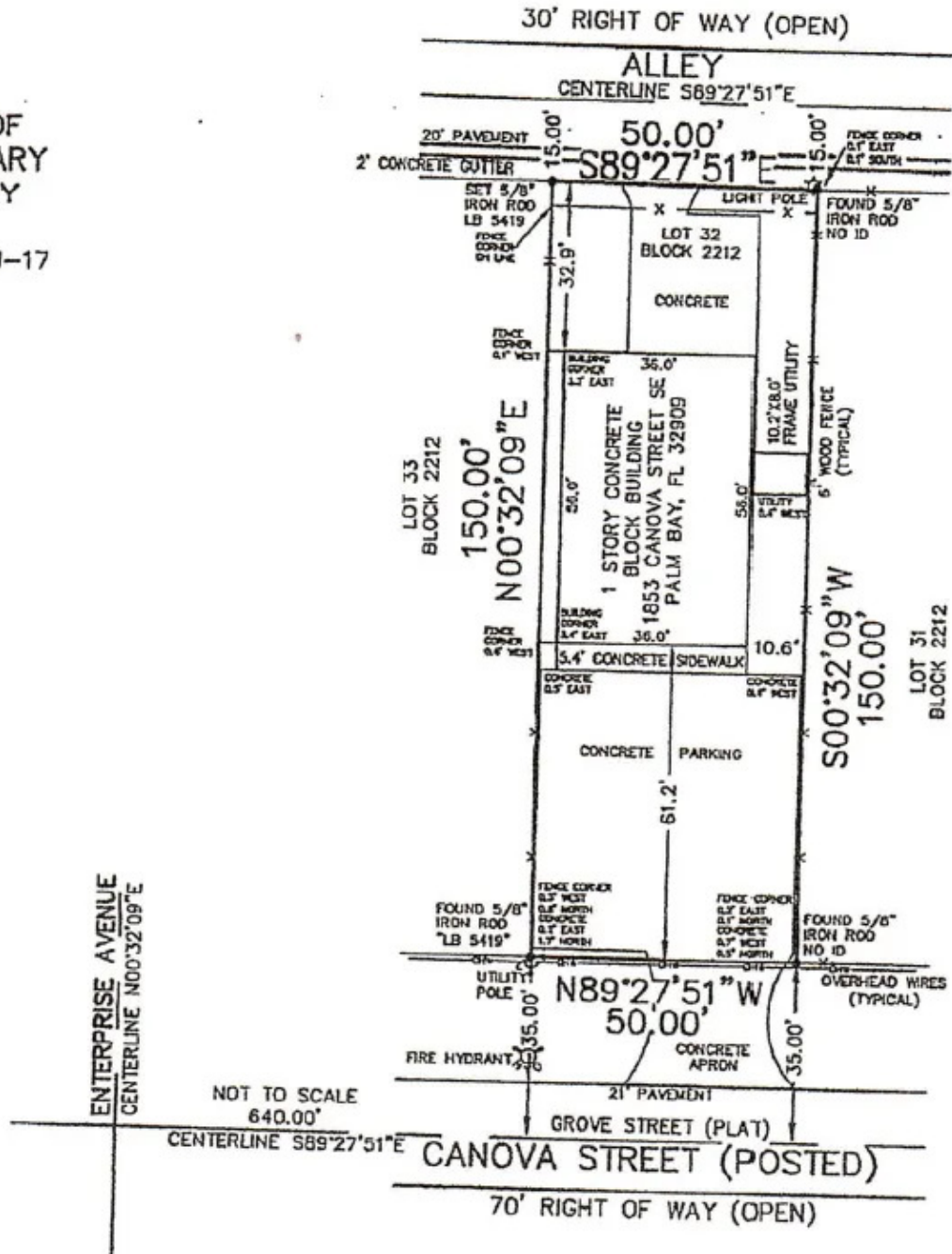
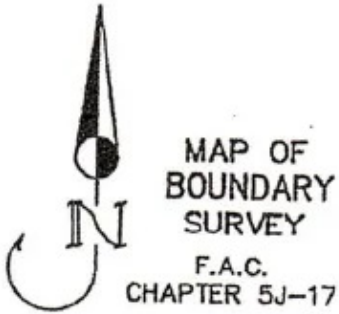
Broker Associate
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Survey



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S I O R

Individual Members
Michael S. Ullian
Zachary M. Ullian

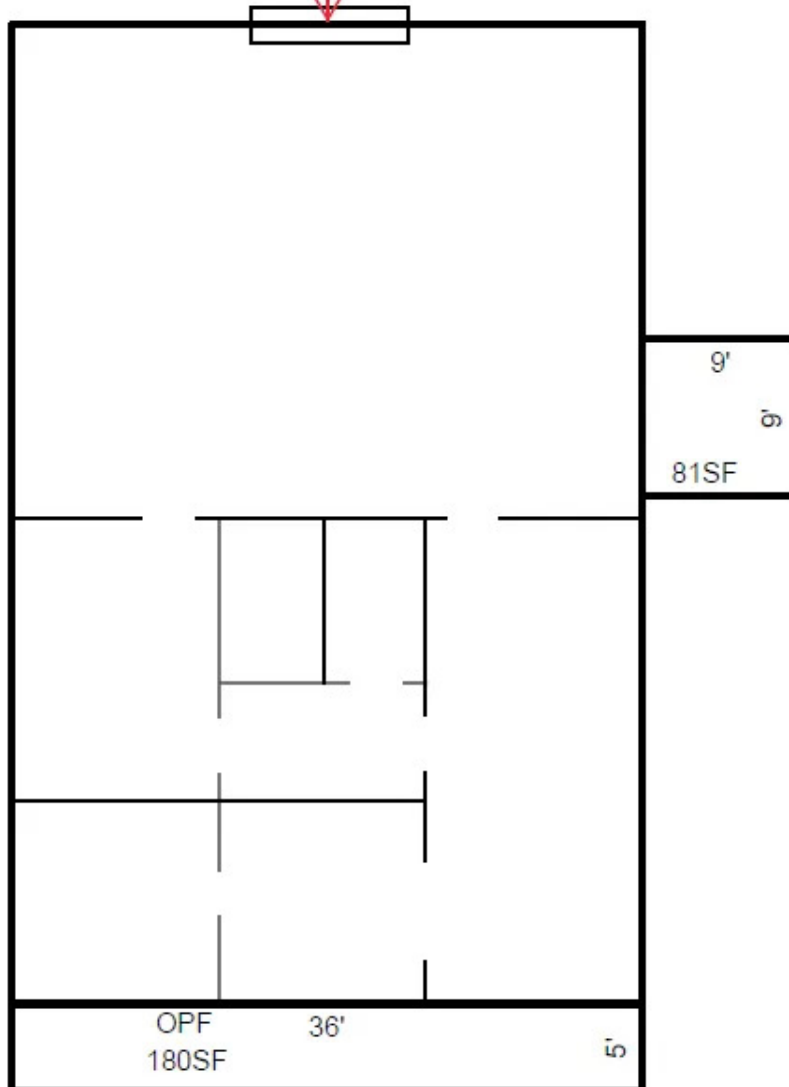
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Floor Plan

For Illustration Purposes Only

Est 12' Wide x 8'
Tall Grade Level



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Additional Photos



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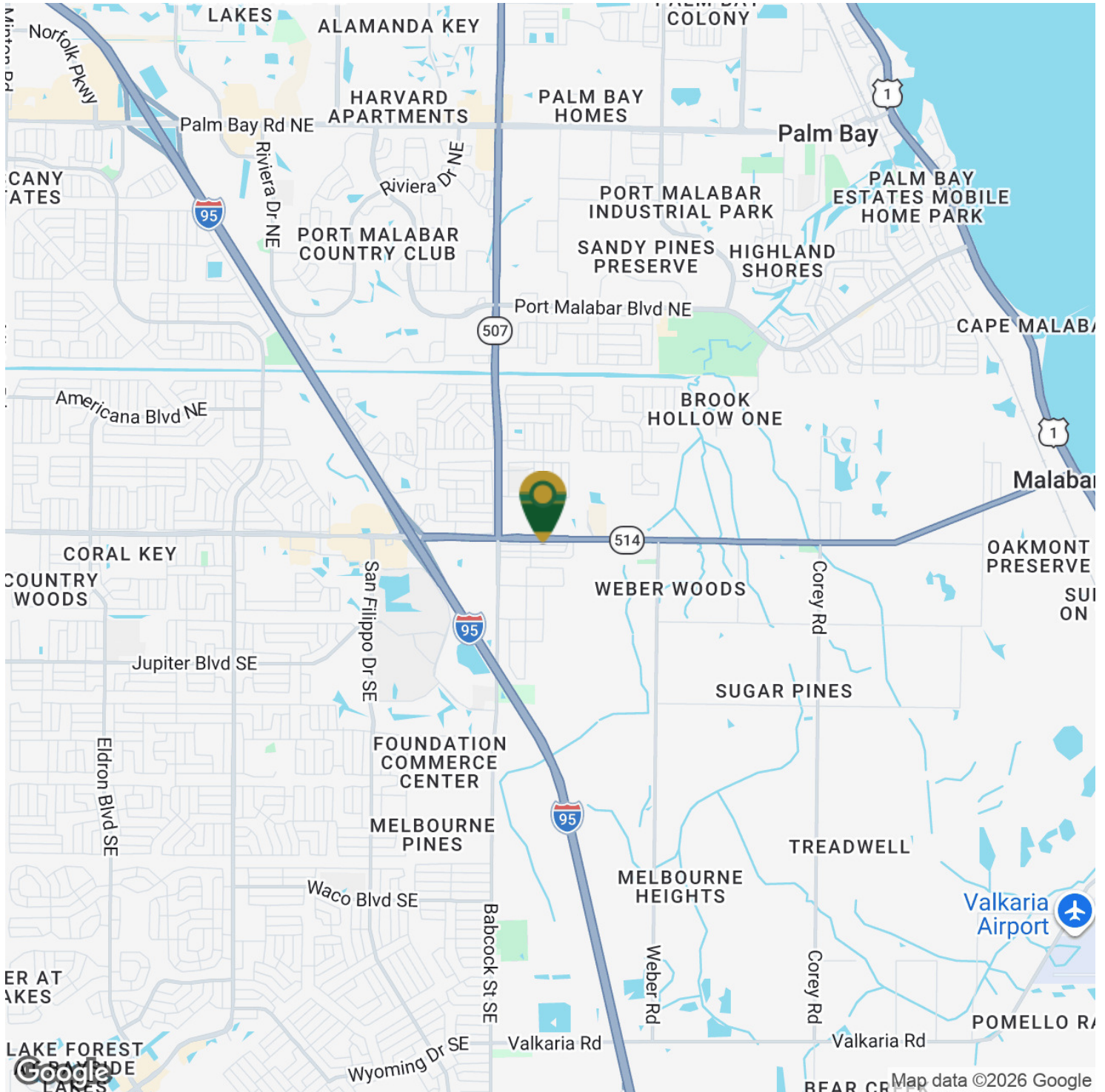


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Location Map



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