

Turnkey Medical Office In Heart Of Sebastian

816 Us Highway 1, Sebastian, FL 32958

Corner Property / Sale or Lease / FF&E Included



OFFERING SUMMARY

Available SF: 1,800 SF

Lease Rate: \$34.00 SF/yr (MG)

Acreage: 0.29 Acres

Zoning: City of Sebastian
Commercial Riverfront
(CR)

PROPERTY OVERVIEW

Reception/Waiting Room, 2 Plumbed Exam Rooms, 3 Offices, Break Room
3 Restrooms (1 with Shower). Bonus Upstairs Storage of Approx. 450 SF
Drop Ceiling Throughout. Mix of Carpet, Tile & Vinyl Flooring
Remaining FF&E is Included

Utilities: Water, Septic (Pumped 2024), FPL Electric
14 Asphalt Paved/Striped/Illuminated Parking Spaces
Traffic Count est. 22,000 VPD on US1

Also Available For Sale

Disclaimer: Exterior photos have been enhanced via Google Gemini

LOCATION OVERVIEW

Strategically positioned directly US1 approximately halfway between the Indian River County Line and the Wabasso Causeway. Orlando Health Sebastian River Medical Center, Cleveland Clinic Indian River Hospital and the Vero Beach Regional Airport are a short drive away. Lots of golfing, waterfront dining and boating nearby. Call today for details!

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

Broker Associate
Cell: 321.750.3439
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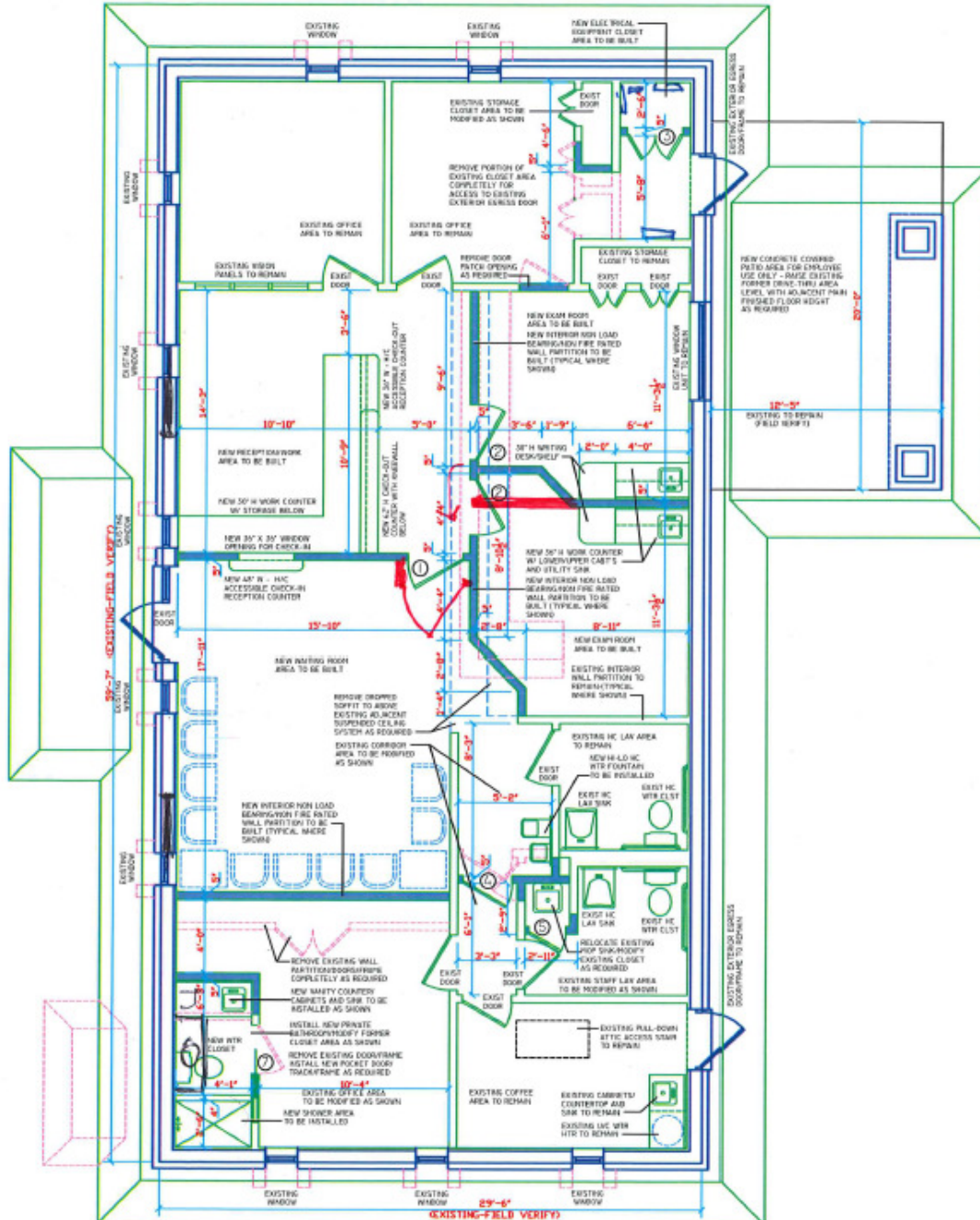
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For Illustration Purposes Only



ENCLOSED AREA = 1755 SQ FT (DOES NOT INCLUDE BRICK VENEER)
BUILDING RENOV-FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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SIOR
 International
 Michael S. Ullian
 Zachary M. Ullian

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<u>EQUIPMENT/FURNITURE</u>	<u>816 US HWY 1</u>	<u>SEBASTIAN</u>
Exam room 1:	4 patient chairs.... Rolling provider stool Ritter 355 Surgical Light Midmark 75L Power Exam/Procedure Chair/Table	
Exam room 2:	<u>3</u> patient chairs Rolling provider stool Ritter 104 Exam Table	
Reception:	2 office chairs.... 72 x 24 wood 4 drawer credenza	
Waiting room:	10 patient chairs.... 62 x 33 Restoration Hardware Trunk/ Low table	
Kitchen:	72 x 36 Metal 5 drawer file storage cabinet.... Danby refrigerator	
Executive office:	36 x 36 wood 2 drawer file cabinet 72 x 38 Marble-top wood desk w/ L extension 6 drawer Pull-down murphy bed 67 x 35 metal 5 drawer vertical file 72 x 36 wood 5 shelf bookcase file.... 2 chairs plus 1 office chair	
Windows:	Cellular shades	
Office #2:	<u>72</u> x 44 wood 6 drawer desk 72 x 36 wood 5 shelf bookcase file 72 x 24 wood 4 drawer credenza 1 chair, plus office chair	
Office #3:	<u>72</u> x 44 wood 6 drawer desk 72 x 36 wood 5 shelf bookcase file 2 drawer metal filing cabinet.... Office chair Datum 88 x 60 medical record storage 16 shelf	

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Additional Photos



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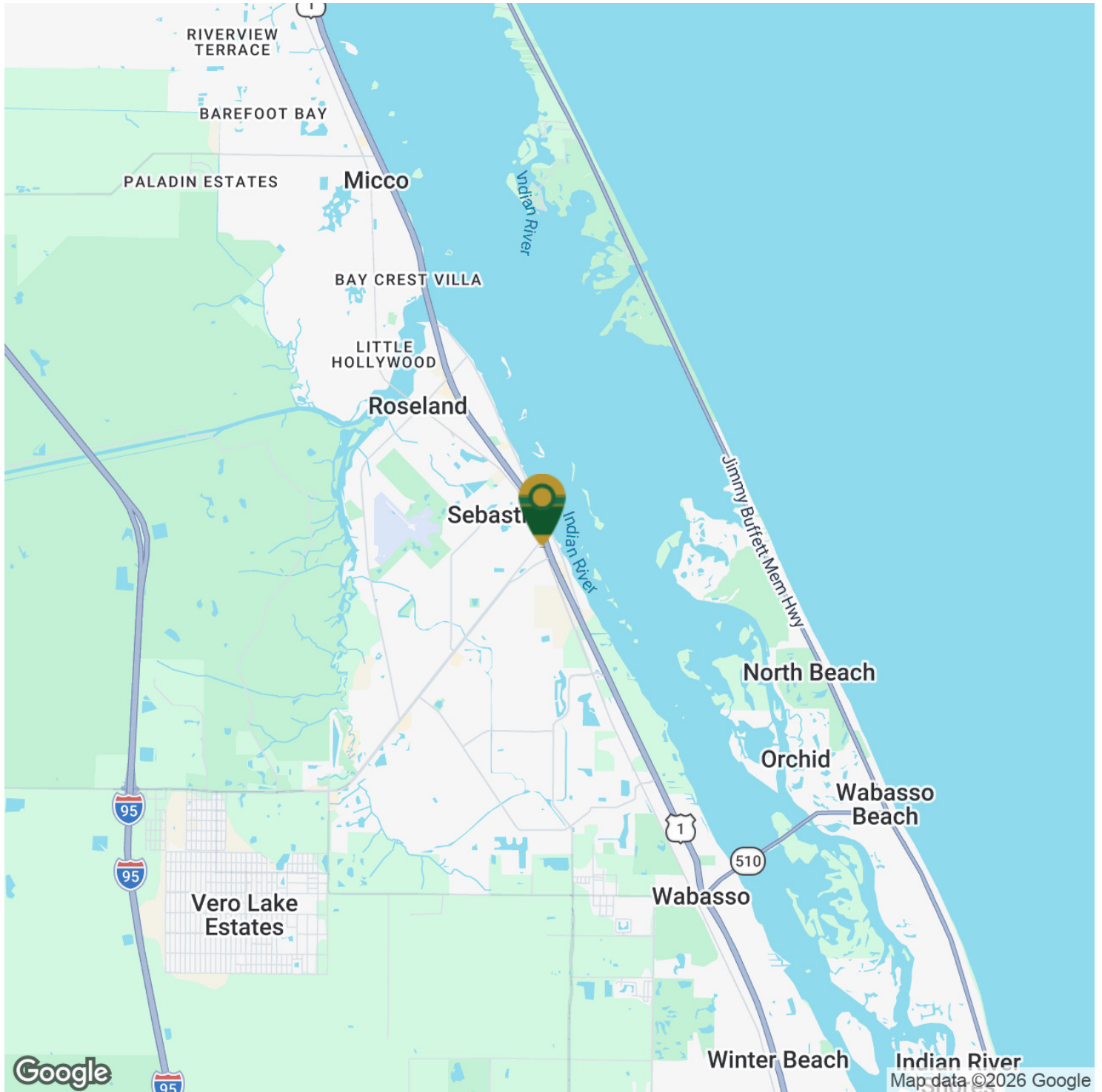
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Location Map



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