

# 270 Bed Apartment Complex for Sale/ Leaseback

1540 SKIPPERS WAY, NE  
PALM BAY, FLORIDA 32905



For those  
ready for  
what's next

\$20,540,000

ASKING PRICE (\$)

5 3-STORY

# OF BUILDINGS

60 UNITS  
270 BEDS

RENTABLE UNITS

LEVEL

TOPOGRAPHY

11.93

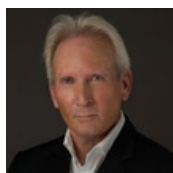
LOT SIZE (AC)

National Realty Commercial Associates is pleased to offer a **Premier Student Housing Investment Opportunity in Florida's Space Coast Corridor.**

Nestled in the heart of Florida's rapidly growing Space Coast, **1540 Skippers Way NE** offers investors a rare opportunity to acquire a high-performing housing asset with long-term guaranteed income and future development potential. This **276-bedroom, 60-unit portfolio** is being offered as a **sale-leaseback with 6.5% NNN income secured for five years**, providing immediate, reliable cash flow in a region fueled by innovation, education, and economic expansion. The campus-style design, full suite of on-site amenities, and proximity to major employers make this a compelling acquisition for any investor seeking both stability and upside in one of Florida's most dynamic markets.



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## Key Features:

- **60 Units / 276 Bedrooms** across **5 three-story buildings** arranged in a campus-style layout
- Each unit features **5 bedrooms, 5 bathrooms**, full kitchen, living and dining areas, laundry, and equipment room
- **Unit Size:** Approx. 1,850 SF
- **Building Size:** Approx. 22,134 SF per building
- **Total Site:** 11.93 acres
- **Additional Land:** **3.96** acres zoned RM-20 (up to 20 units per acre) for future development
- **Renovated:** 2012 | **Built:** 2007
- **All buildings fully sprinklered** and serviced by elevators





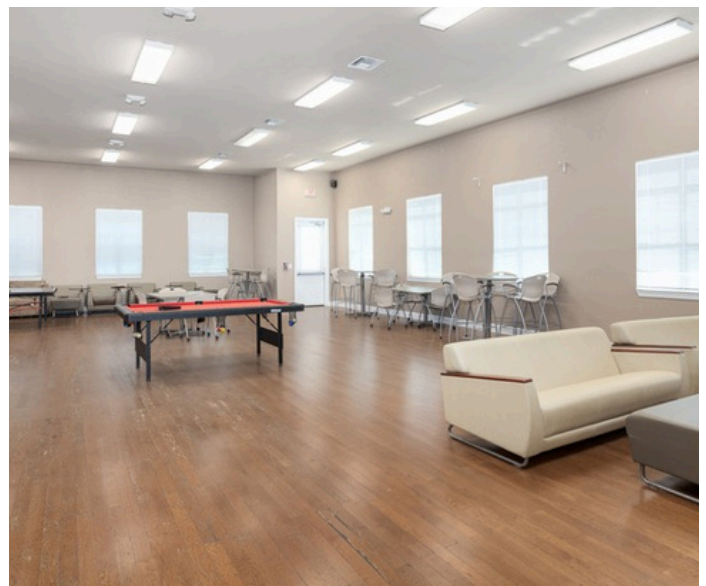
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## On-Site Amenities:

- Leasing Office
- Clubhouse
- Swimming Pool
- Sundeck
- Volleyball Court
- Basketball Court





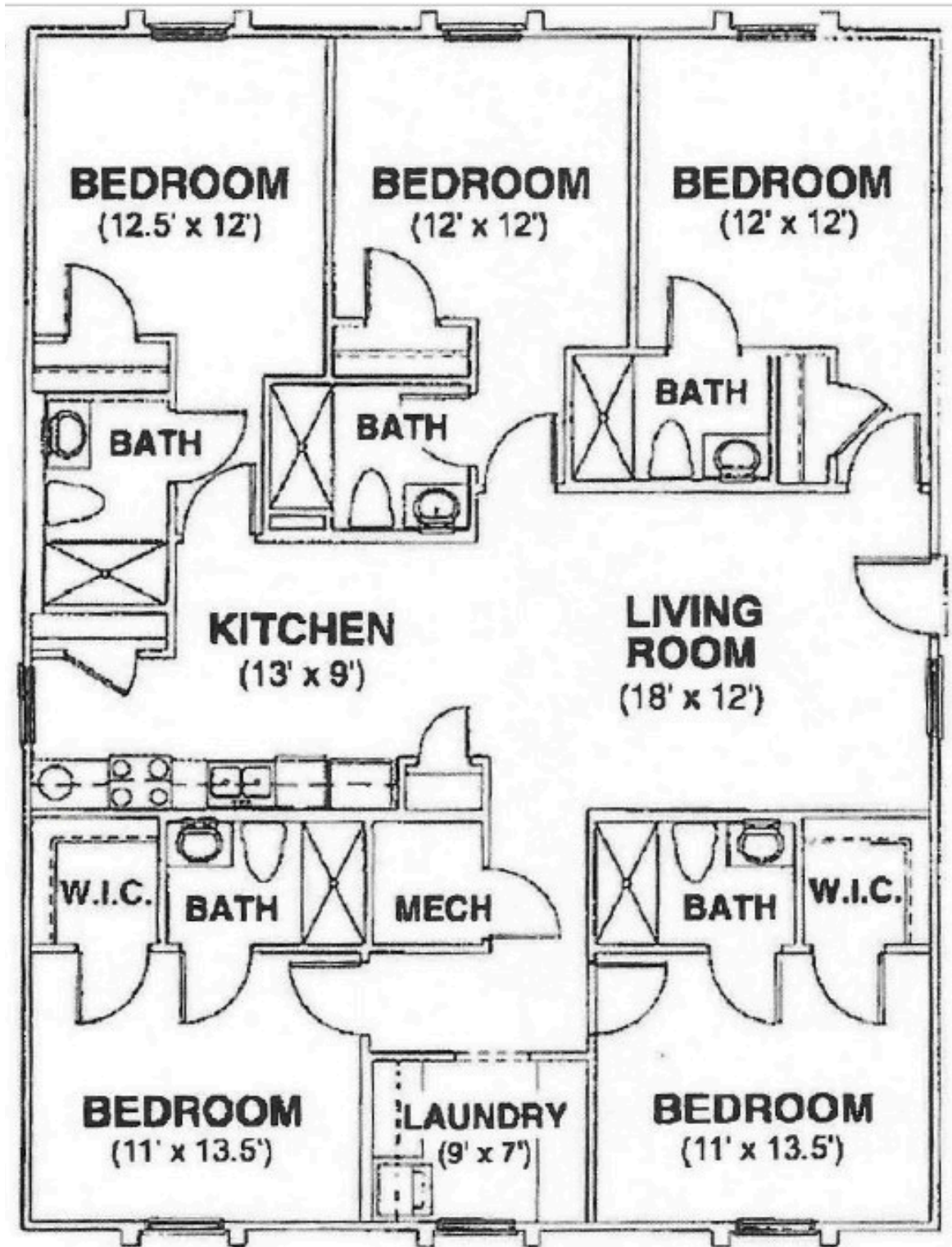
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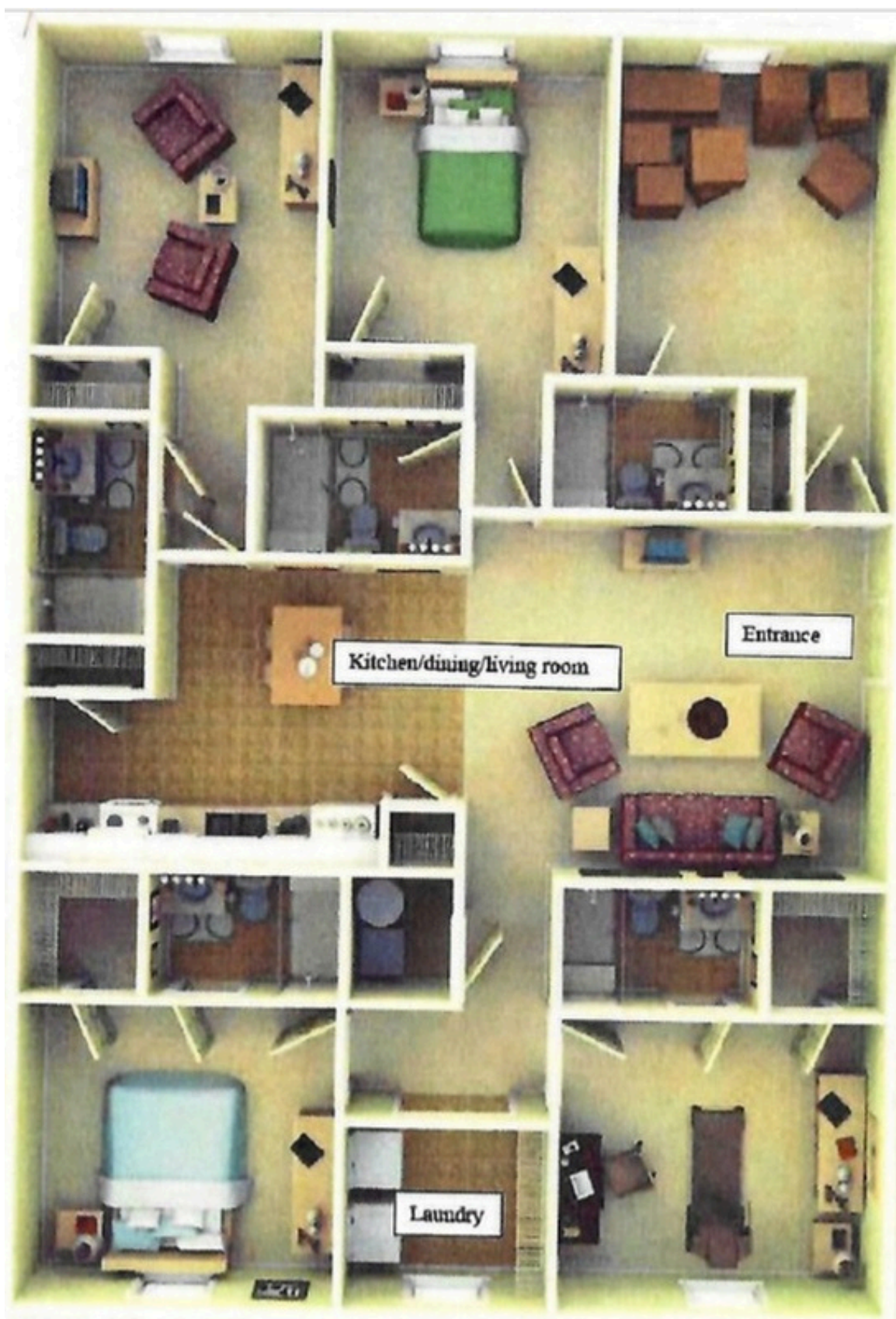
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