

FOR SALE

Harbor City Professional Building

3700 North Harbor City Blvd. Melbourne FL., 32935

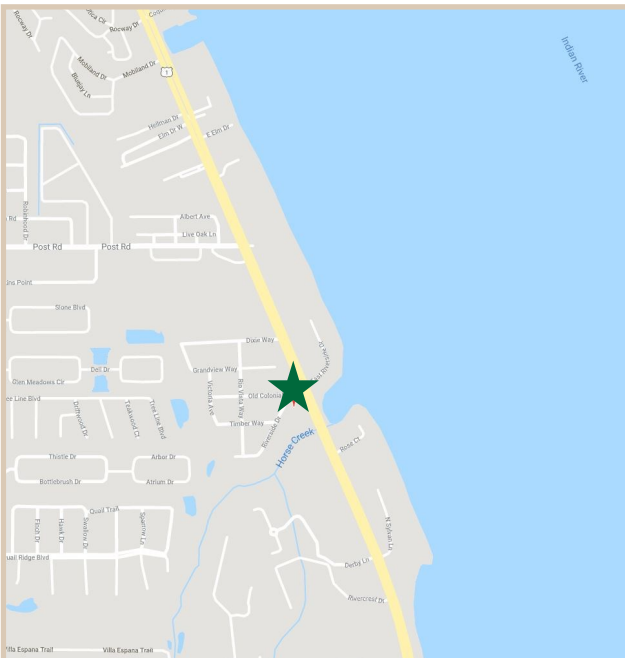
PROPERTY FACTS

Building Area:	7,260 Sq. Ft.
Parcel Size:	.71 Acres
Number of Units:	12 Units
Unit Range:	600-1,254 SF
Year Built:	1983
Construction:	CBS
Air Conditioning:	100% Central Air
Building Height:	2 Story
Zoning:	C-1 Neighborhood Commercial
Property Type:	Professional Office Building



PROPERTY HIGHLIGHTS

Price	\$1,300,000.00
Visibility & Views:	Excellent visibility from the highway with 193 feet of frontage. Second floor has view of Indian River and Horse Creek.
Location	Property located on U.S. Highway One between Eau Gallie and Pineda Causeways.
Aesthetics	New metal roof, and extensive interior and exterior renovations including new paint, logos, and carpeting.



CHARLES A. VON STEIN, INC.

Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

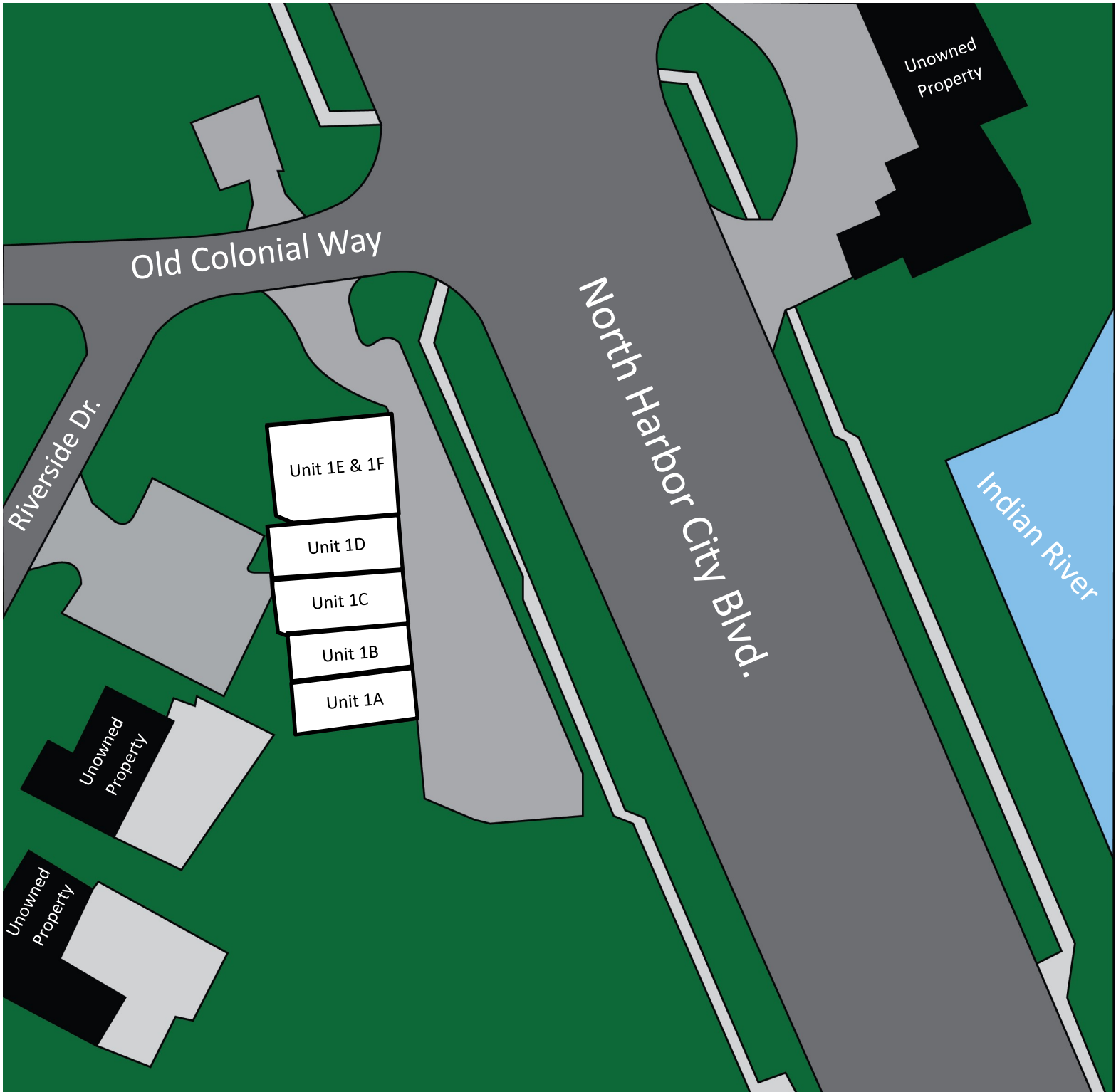
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Site Plan:
First Floor

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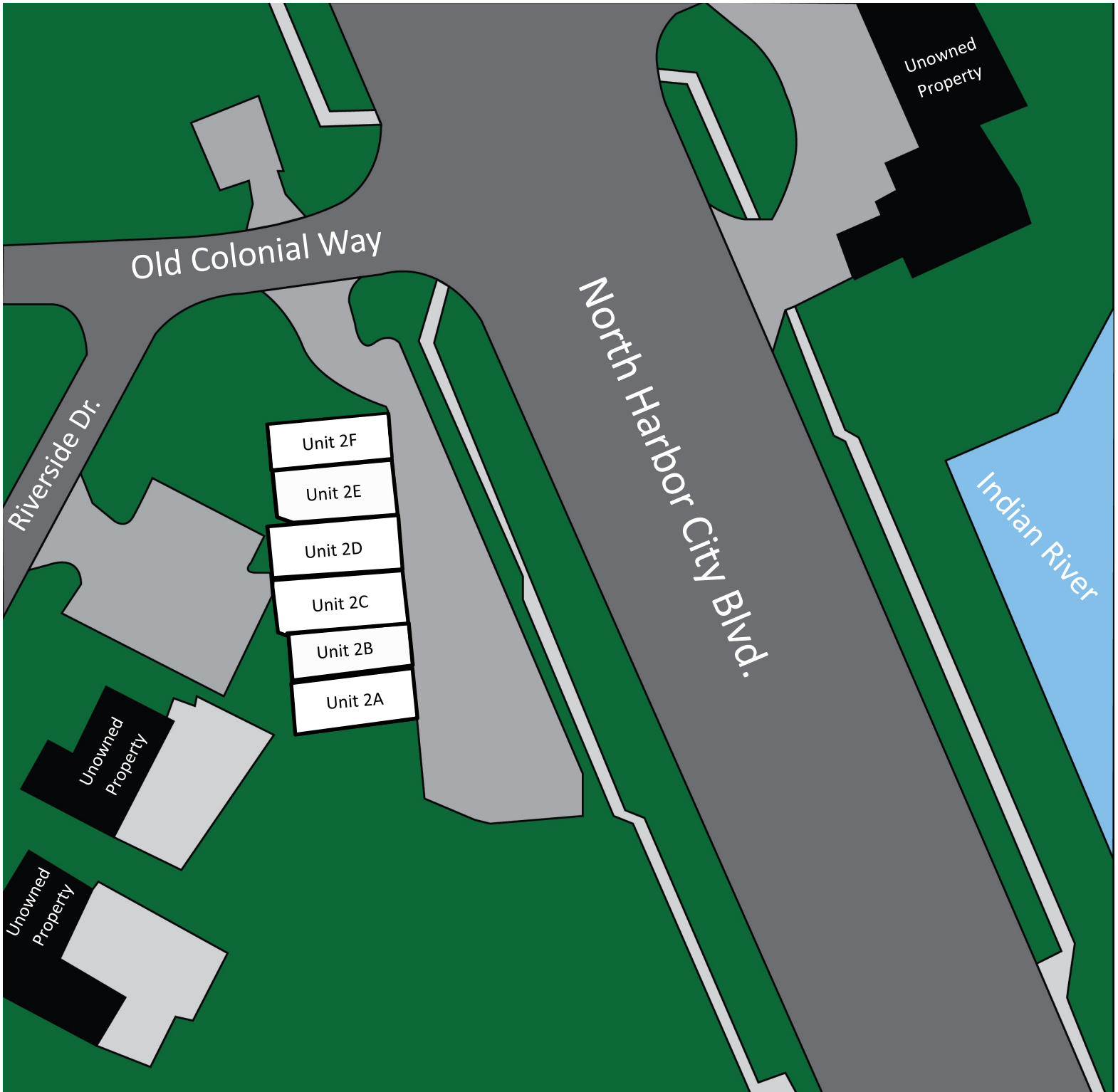
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SITE PLAN

Site Plan:
Second Floor

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Aerial

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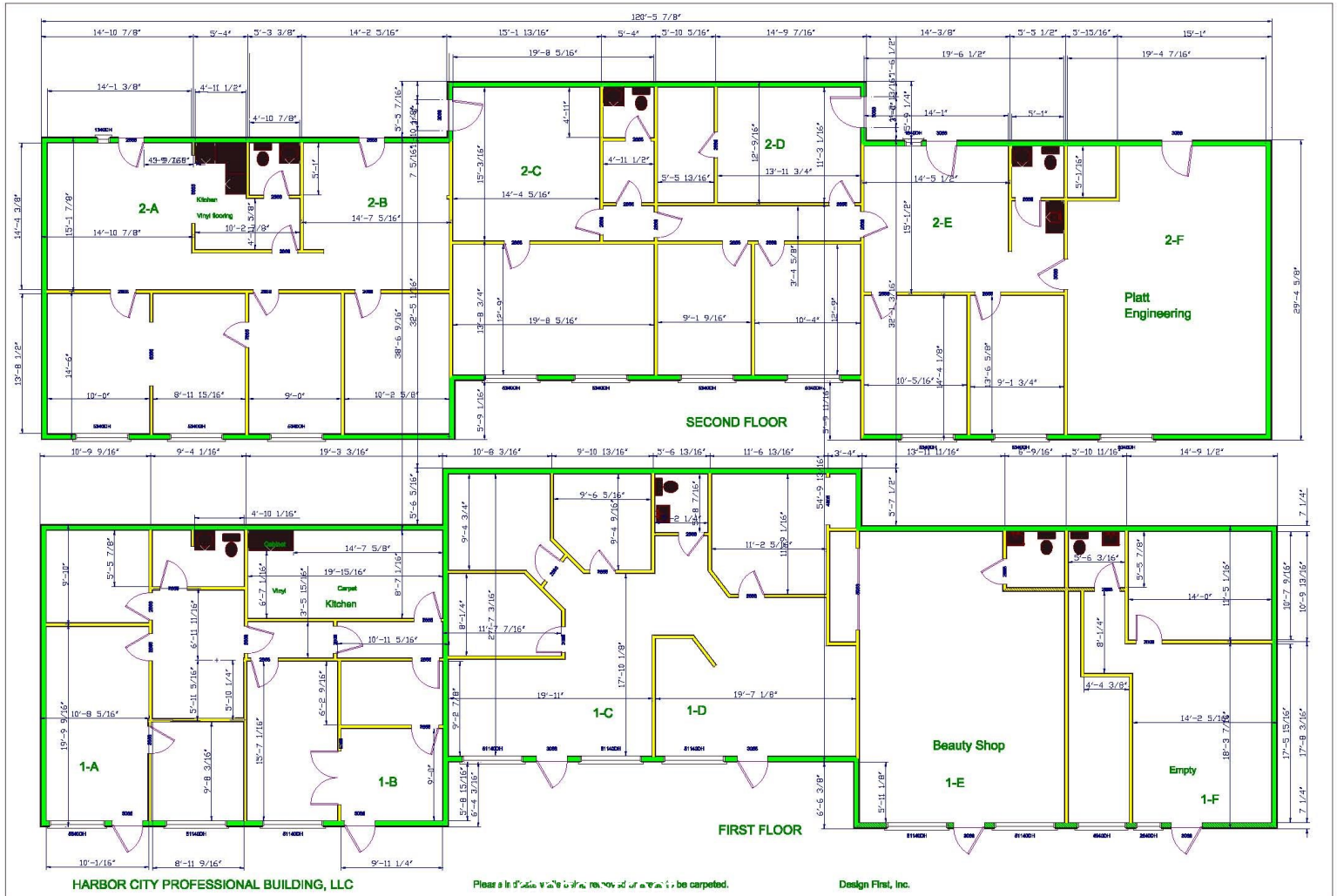
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FLOOR PLAN

Overall
Floorplan

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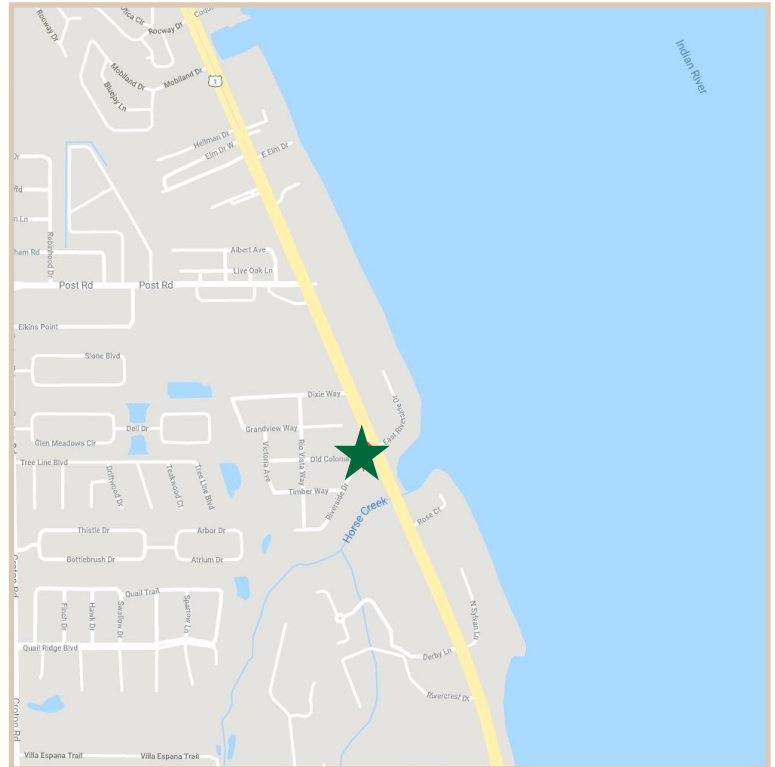
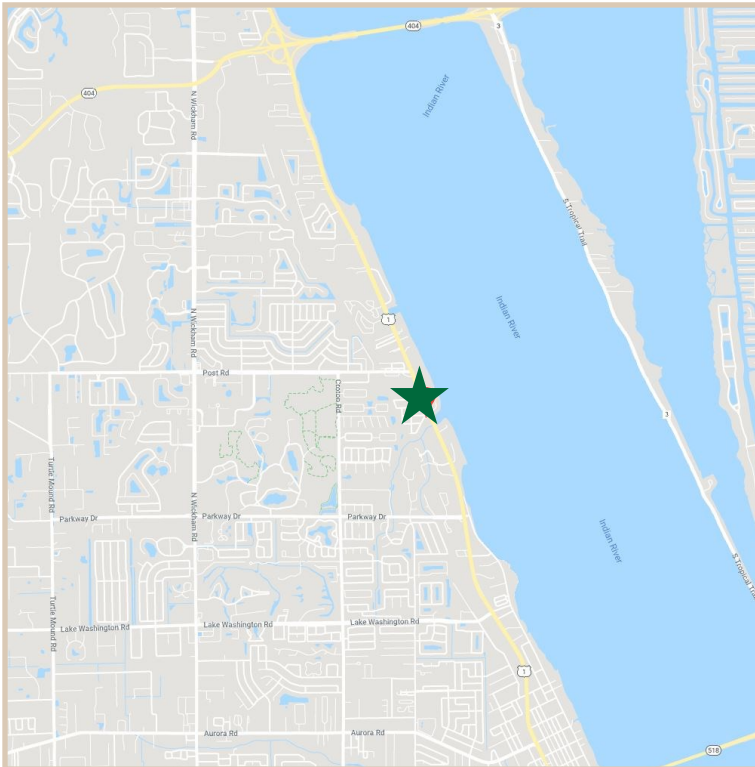
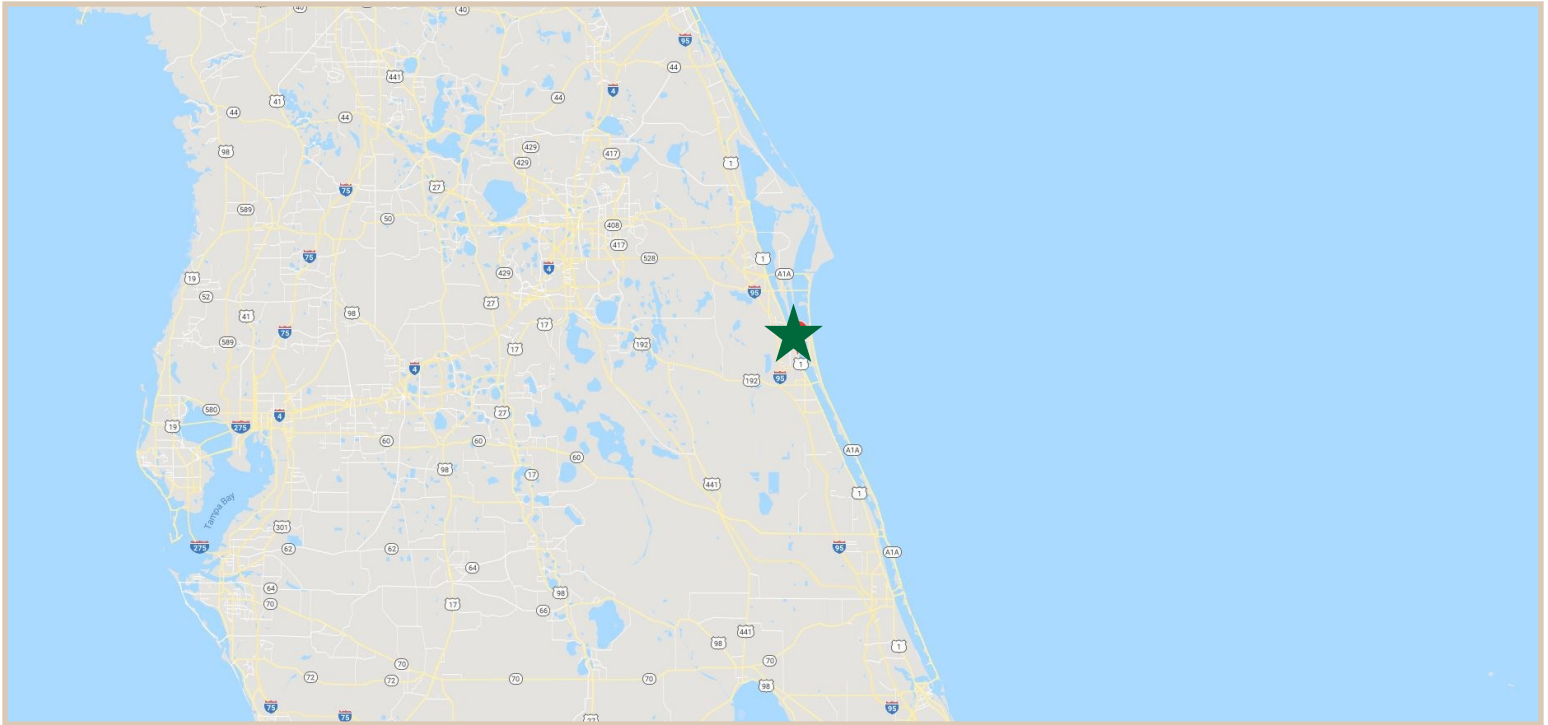
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LOCATION MAPS

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ADDITIONAL PHOTOS

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