

# Stand-Alone Commercial Building In Heart Of Melbourne

22 Nelson Avenue, Melbourne, FL 32935

**Concrete Block / Ample Parking / Excellent Location**



## OFFERING SUMMARY

**Sale Price:** \$425,000

**Acreage:** 0.34 Acres

**Facility SF:** 2,623 SF

**Zoning:** City of Melbourne  
Residential Professional  
(RP)

## PROPERTY OVERVIEW

Interior: Waiting Room, Reception, Large Patient Exam Area, 2 Private Offices, X-Ray Room with Lead Lined Walls, Break Room, 3 Restrooms.

Suction, Air Lines & Water Lines to Patient Exam Area.

Carpet & Tile Flooring Throughout. Mix of Drop Ceiling & Drywall.

RP Zoning: Dental, Medical, Office, Retail, Single Family Residential & More!

Deed Restricted: Future User CANNOT be Orthodontist Use.

Utilities: City Water/Sewer, FPL.

18 Paved/Striped Parking Spaces.

Seller Financing Potentially Available (Call for Details).

## LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between US 192 & Eau Gallie Boulevard. Close proximity to the Melbourne International Airport, Downtown Melbourne, Melbourne Square Mall, and all of the other dining, beaches, daycare and schools that the area has to offer. Easily accessible via nearby US1, Nasa Boulevard & Babcock Street. Make this the future home for your business today!

### Zachary Ullian

Broker Associate

Cell: 321.750.3439

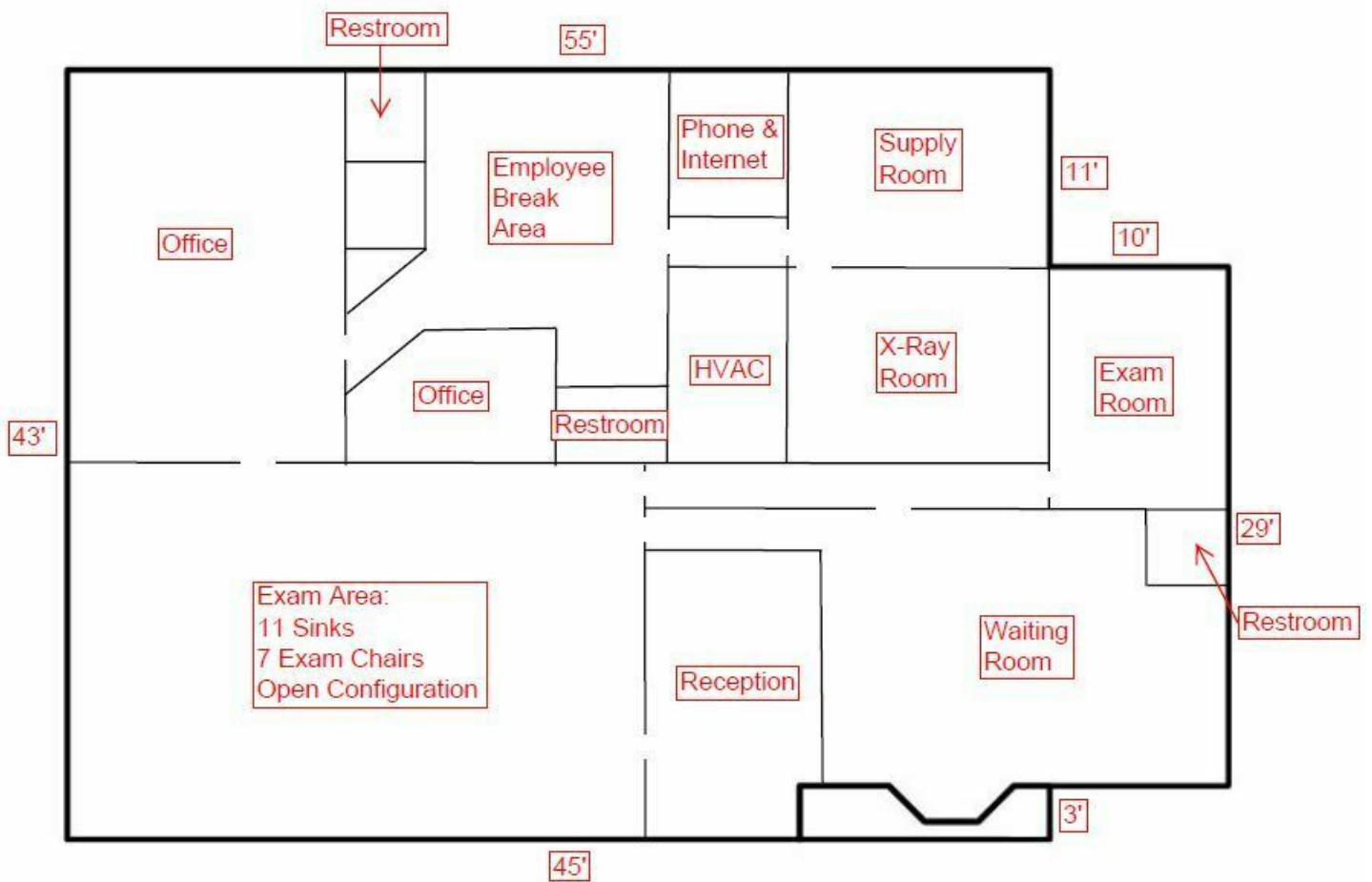
[zach@ullianrealty.com](mailto:zach@ullianrealty.com)

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Floorplan (Dimensions & Wall Locations Estimated)

DIMENSIONS & WALL LOCATIONS ESTIMATED



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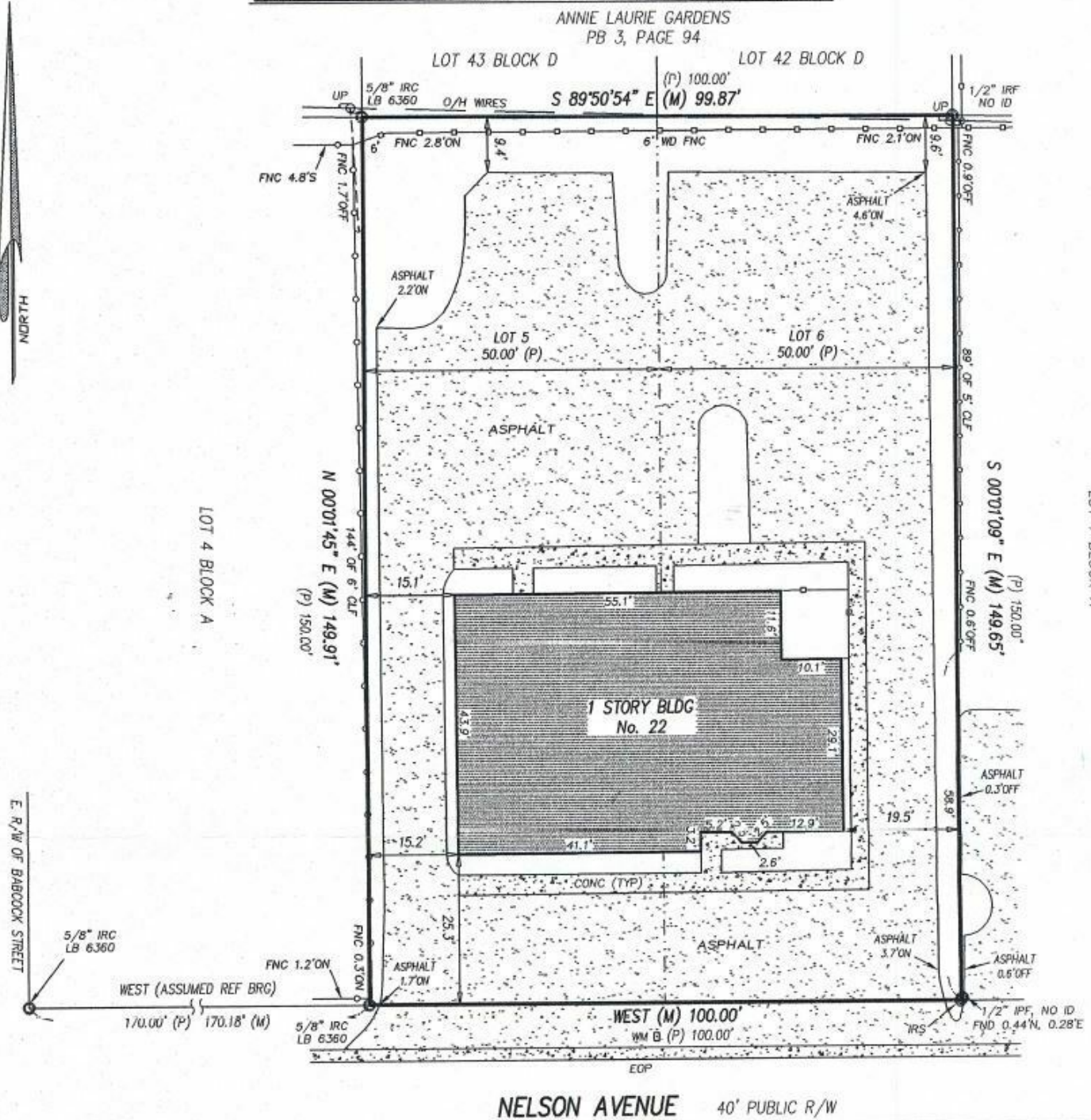
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## Survey

### MAP OF BOUNDARY SURVEY

ANNIE LAURIE GARDENS  
PB 3, PAGE 94



**Zachary Ullian**

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## Interior Photos



**Zachary Ullian**

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## Surrounding Businesses



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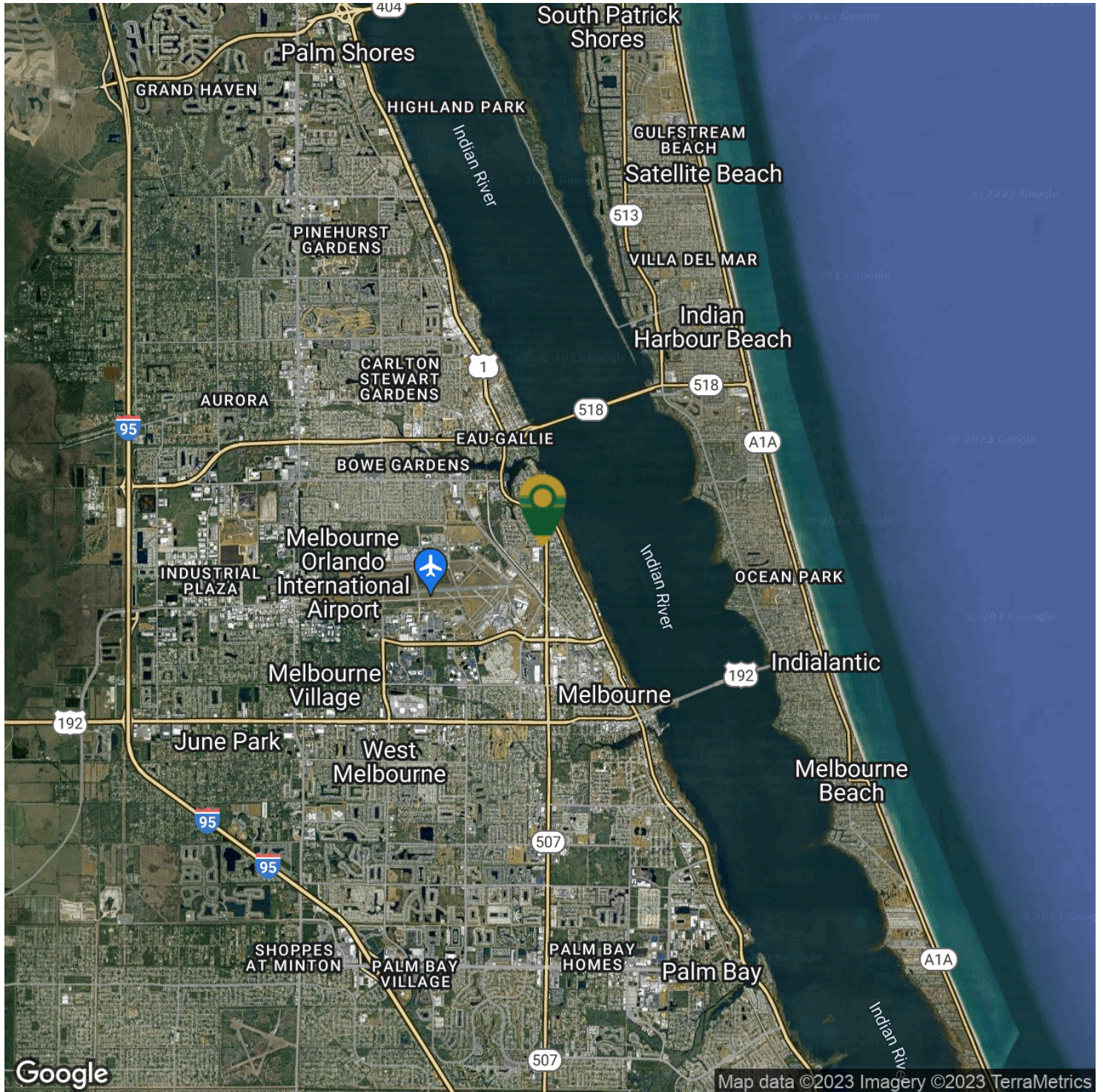
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## Location Map



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