



FOR SALE
2 UNIT MEDICAL/OFFICE BLDG!
INVESTOR & OWNER-OCCUPANT READY!

195 S. COURTENAY PKWY
SUITE A & B
MERRITT ISLAND, FL 32952



... OFFERING MEMORANDUM ...



SCAN FOR LISTING WEBSITE

OFFERED AT:
\$735,000

Year Built: 1987
Zoning: RP - Residential-Professional
Current Use: Suite A-Dentist; Suite B-Vacant
FLU: NC - Neighborhood Commercial
Size: 3,818 sf (Suite A-1,869 sf, Suite B-1,949 sf)
Total Floors: 1 floor
Parking: 22 spots
Daily Traffic: 31,000
Lease Term: 5 yr (4 remaining); 2 Renewal Options
Type: NNN
Roof: 2014 (verification pending)
HVAC: Suite A-2021(2) & 2013; Suite B-2024





Suite A - Leased
1,869 sf

3,818 sf
Total

Suite B - Vacant
1,949 sf



MANY POSSIBILITIES WITH THIS ONE!

2-unit medical/professional office building just .14 miles South of the very heavily traveled intersection of SR-520 and S. Courtenay Pkwy (SR-3) with 31,000 vehicles per day!

.5 acre property featuring 3,818 sf building, 22 parking spots, & great signage on S. Courtenay Pkwy directly across from a shopping plaza anchored by National Retailers.

Occupy one unit while leasing out the other or maximize investment value by adding a 2nd Tenant.

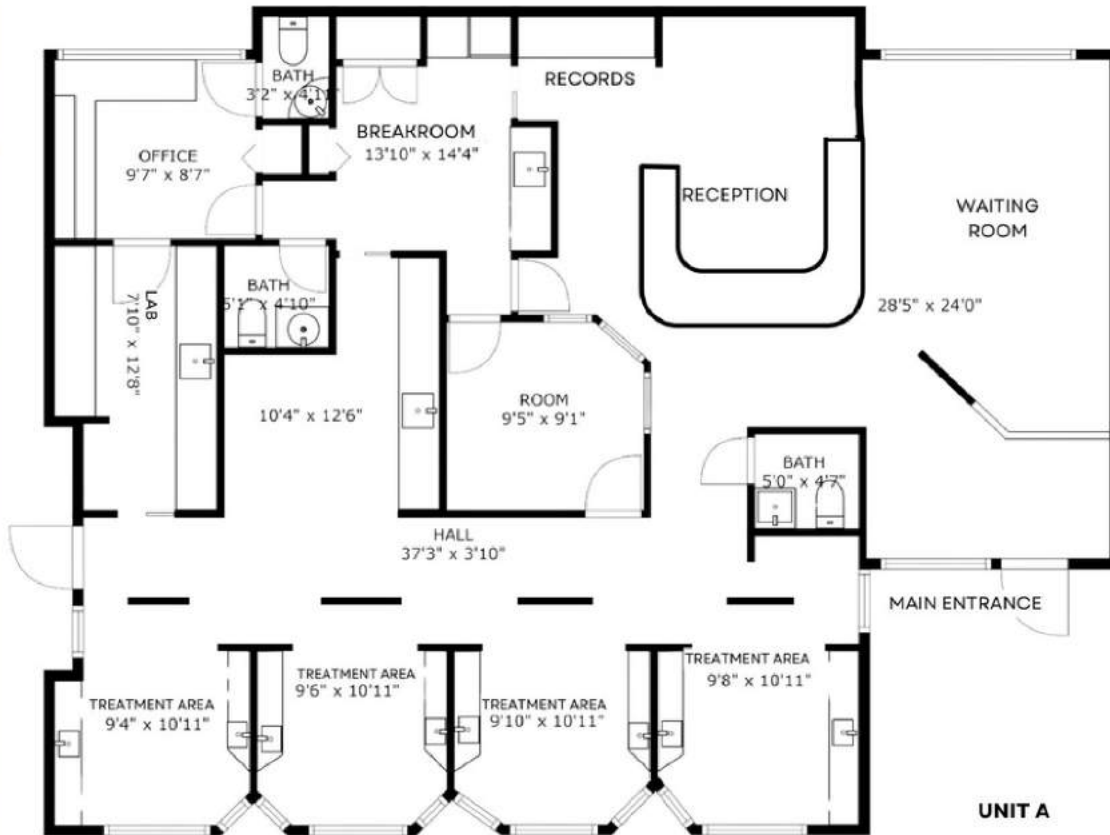
Suite A – 1,869 sf of medical office space with Dental Tenant in place with NNN lease and just under 4 yrs remaining with 2 renewal options. This unit consists of waiting room, reception area, breakroom, 6 treatment rooms, lab area, 3 bathrooms, en-suite office, gorgeous wood tongue and groove ceilings and newer vinyl plank wood-look floors.

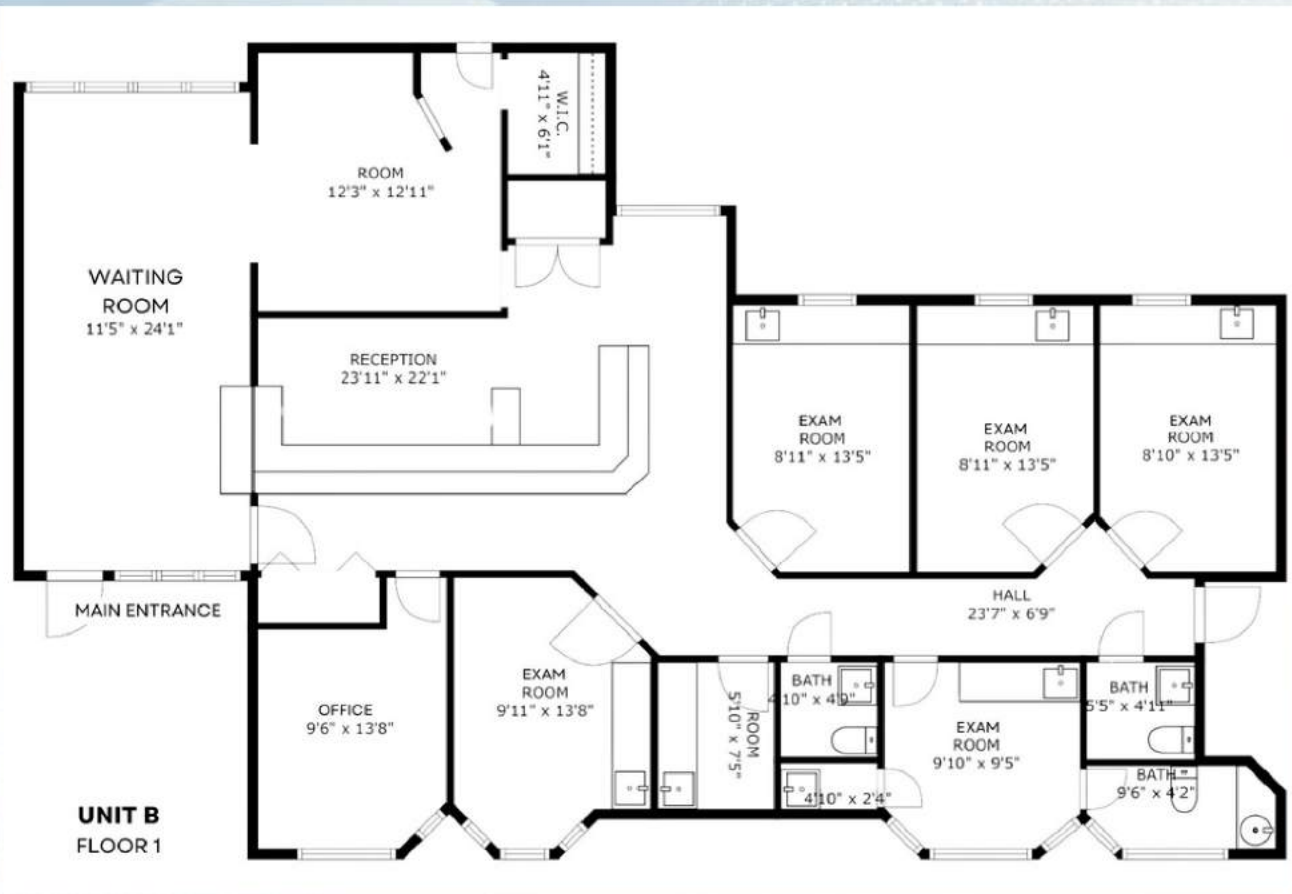
Suite B – 1,949 sf of vacant medical office space ready for owner-occupant, new Tenant or perfect to renovate for a multitude of uses including healthcare, financial services or any other type of professional office use. Current layout includes 3 bathrooms, 5 plumbed exam rooms, waiting areas, large reception, an office, and breakroom.



MANY POSSIBILITIES WITH THIS ONE!

- **50% Occupied**
- **+3% or CPI annual increases**
- **Monthly Base Rents: \$4,120 (2024)**
- **Current Monthly Pass-through: \$1,041.17**
- **Total Collected Annually: \$61,934.11**





.5 acres | 22 parking spots | 3,818 sf











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SCAN FOR LISTING WEBSITE

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