

**J & W
WINDOWS
—LLC—
GLASS - SCREENS
REPAIRS & PARTS**

**SMALL BUT MIGHTY STAND-ALONE
RETAIL BUILDING & BUSINESS
FOR SALE!**

**425 S BABCOCK ST
MELBOURNE, FL 32901**



... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

OFFERED AT:

\$350,000 (Real Estate) | \$50,000 (Business)

~ Ask about owner financing options ~

Year Built:	1987
Zoning:	C1 - Neighborhood Commercial
Current Use:	Retail Service - Window Repair Shop
Future Land Use:	General Commercial
Size:	900 sf
Roof:	Shingle Asphalt
Restrooms:	1
Total Floors:	1 floor
Storage Yard:	Yes
Daily Traffic Count:	25,000
Business Relocatable:	Yes
Years in Business:	Approx 50 years
Training Offered:	Yes
Revenues:	Inquire
Inventory	\$15,000





DESCRIPTION - Property & Business

IDEAL LOCATION!!! Daily traffic count of nearly 25,000 cars daily.

Stand alone concrete block building in the heart of Melbourne, FL.

Can easily be converted to multiple sectors of retail or service business.

Business established for nearly 50 Years offering both PARTS & REPAIRS for ALL window manufacturers , Sliding glass doors, plus Rescreening & servicing.

Very little competition with one of the largest inventories of specialized, hard-to-find, window parts in the area for many years!

Comes with Training & Inventory.

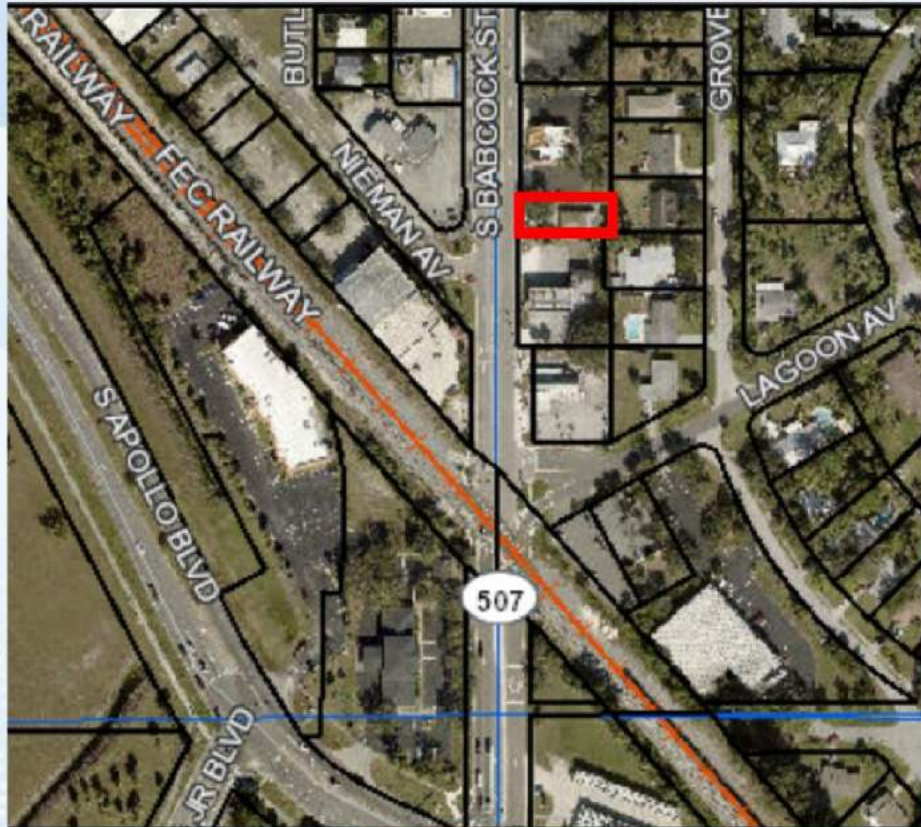
Purchase the Property/Building and Business, Property-only or Business-only and easily relocate.

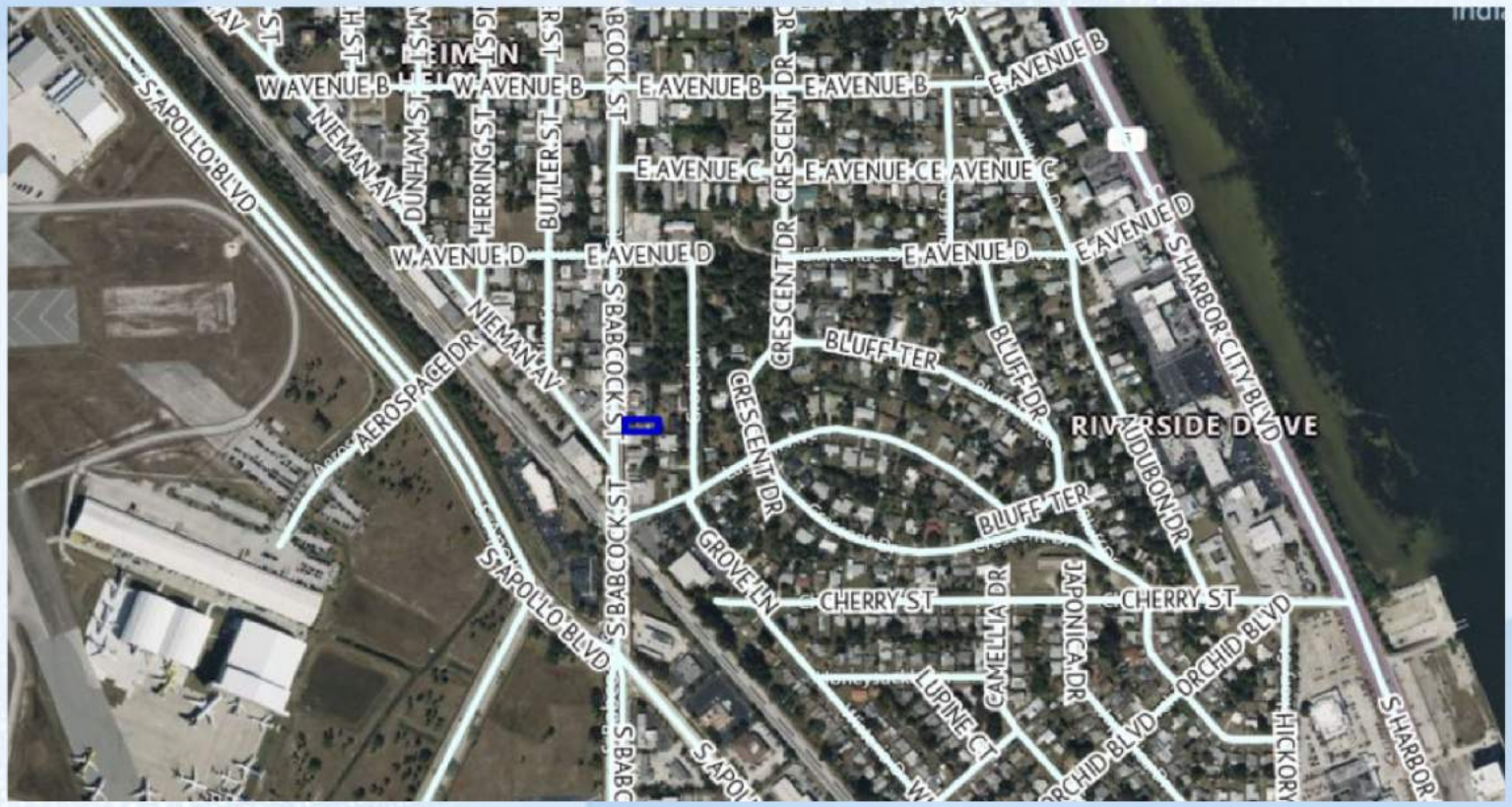
425 S Babcock Blvd - IDEAL MELBOURNE LOCATION!



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SCAN FOR LISTING WEBSITE

EXCLUSIVELY LISTED BY:

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