



## Property Information

Address	336 N. Babcock Street, Unit D Melbourne, FL 32935
Condo SF	1,260± sf
Year built	2008
Zoning	C-2, R1A

**Asking Price: \$159,000**

## Property Overview

This offering provides owner/users the chance to acquire a 1,260± SF office condo located in the Palms Pointe Office Park. The condo unit is located in the back of the building with no frontage. Featuring excellent location just minutes from the beach and Melbourne Orlando International Airport, with easy accessibility to major thoroughfares such as US-1, SR 518 (Eau Gallie Blvd.), Interstate-95, and US-192.



**2024 Condo Dues: \$300 Monthly**



**Close proximity to major roadways**



**Near an abundance of retail and restaurants**

**For further  
information**

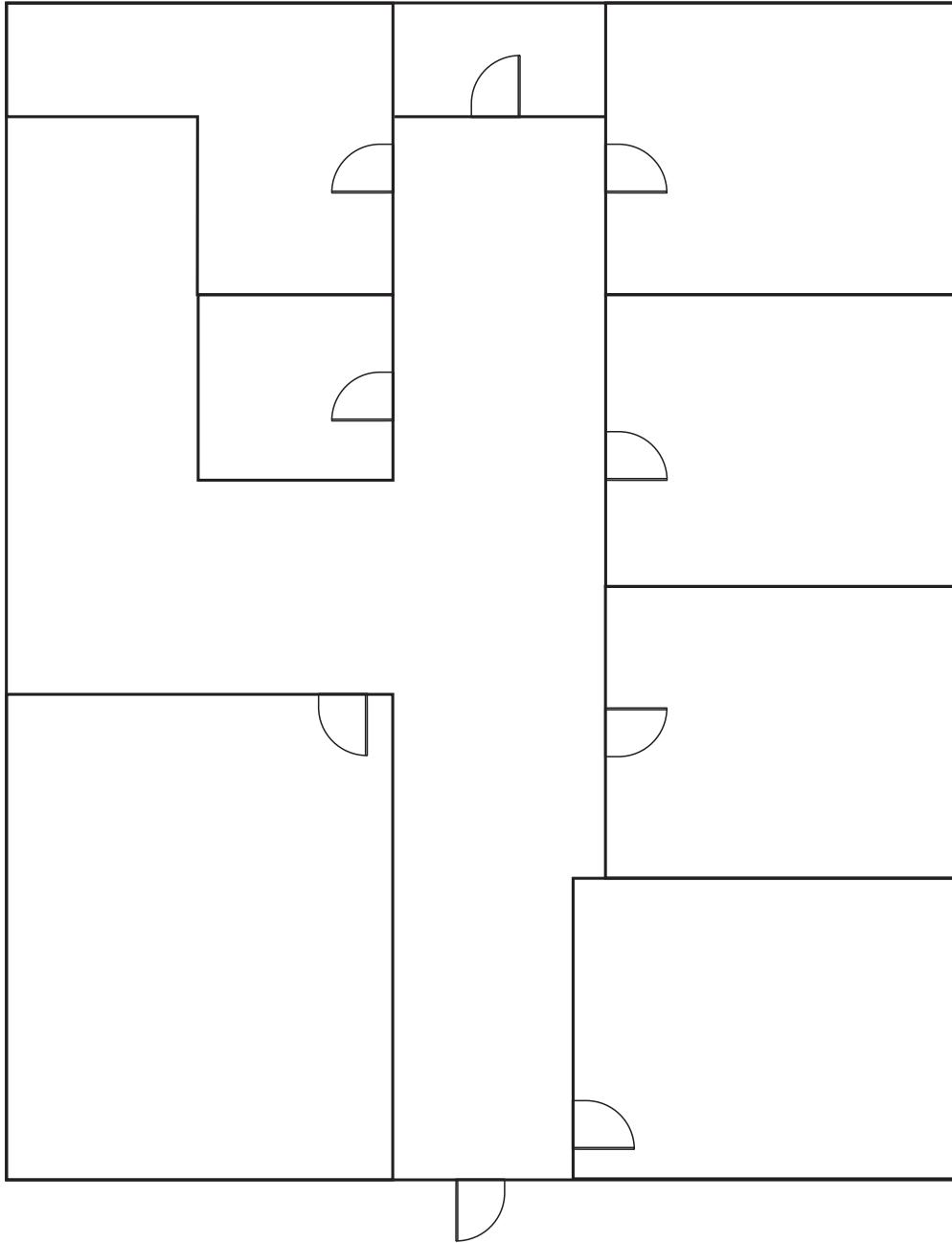
**Nathan Eissler, CCIM, SIOR**

Principal

+1 407 440 6658

nathan.eissler@avisonyoung.com

Unit D - 1,260± SF



Entrance

For further  
information

**Nathan Eissler, CCIM, SIOR**

Principal

+1 407 440 6658

nathan.eissler@avisonyoung.com

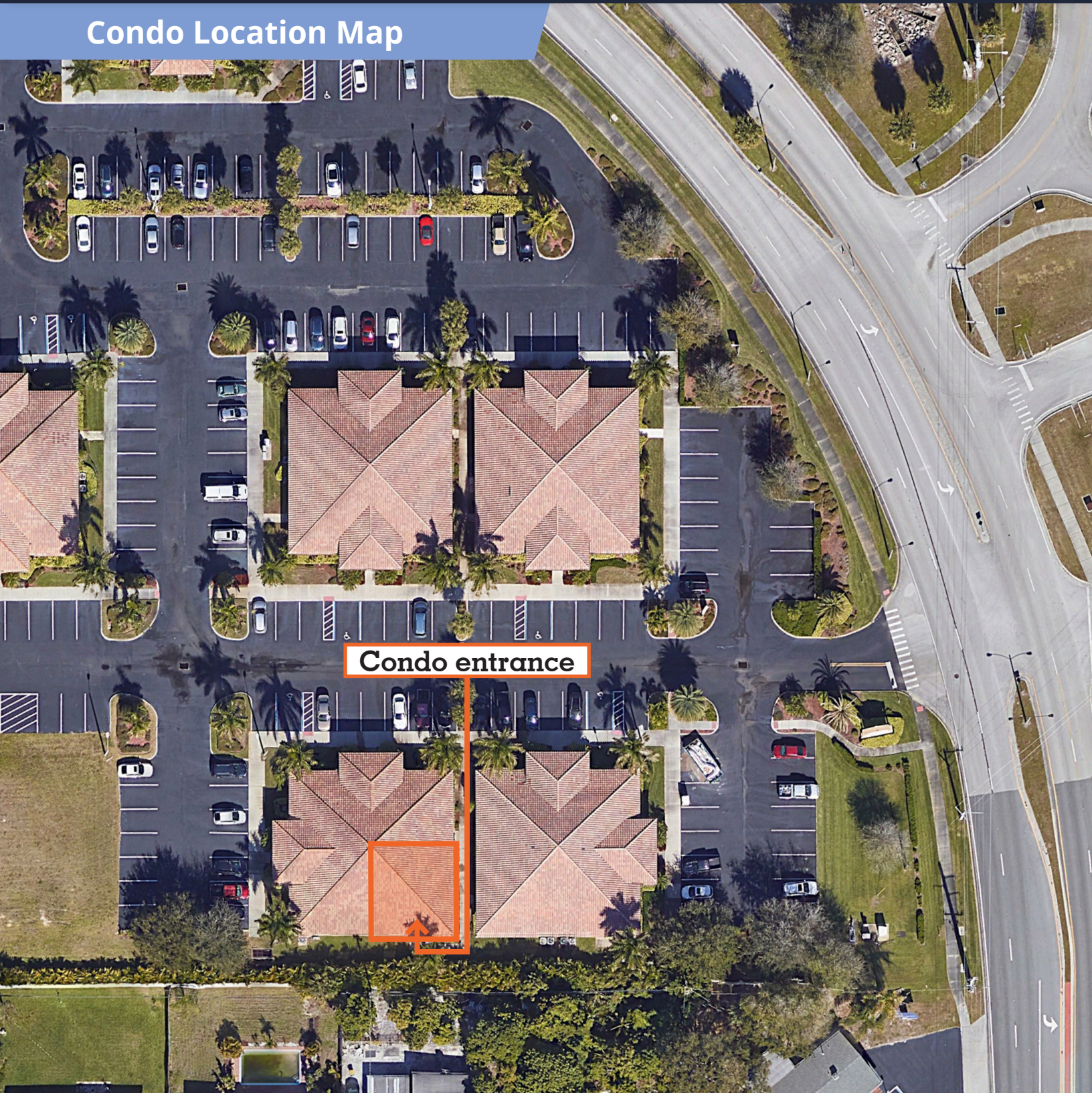
**AVISON  
YOUNG**



**For Sale | Melbourne Office Condo**

**336 N. Babcock Street, Unit D**  
Melbourne, FL 32935

**Condo Location Map**



**For further  
information**

**Nathan Eissler, CCIM, SIOR**

Principal

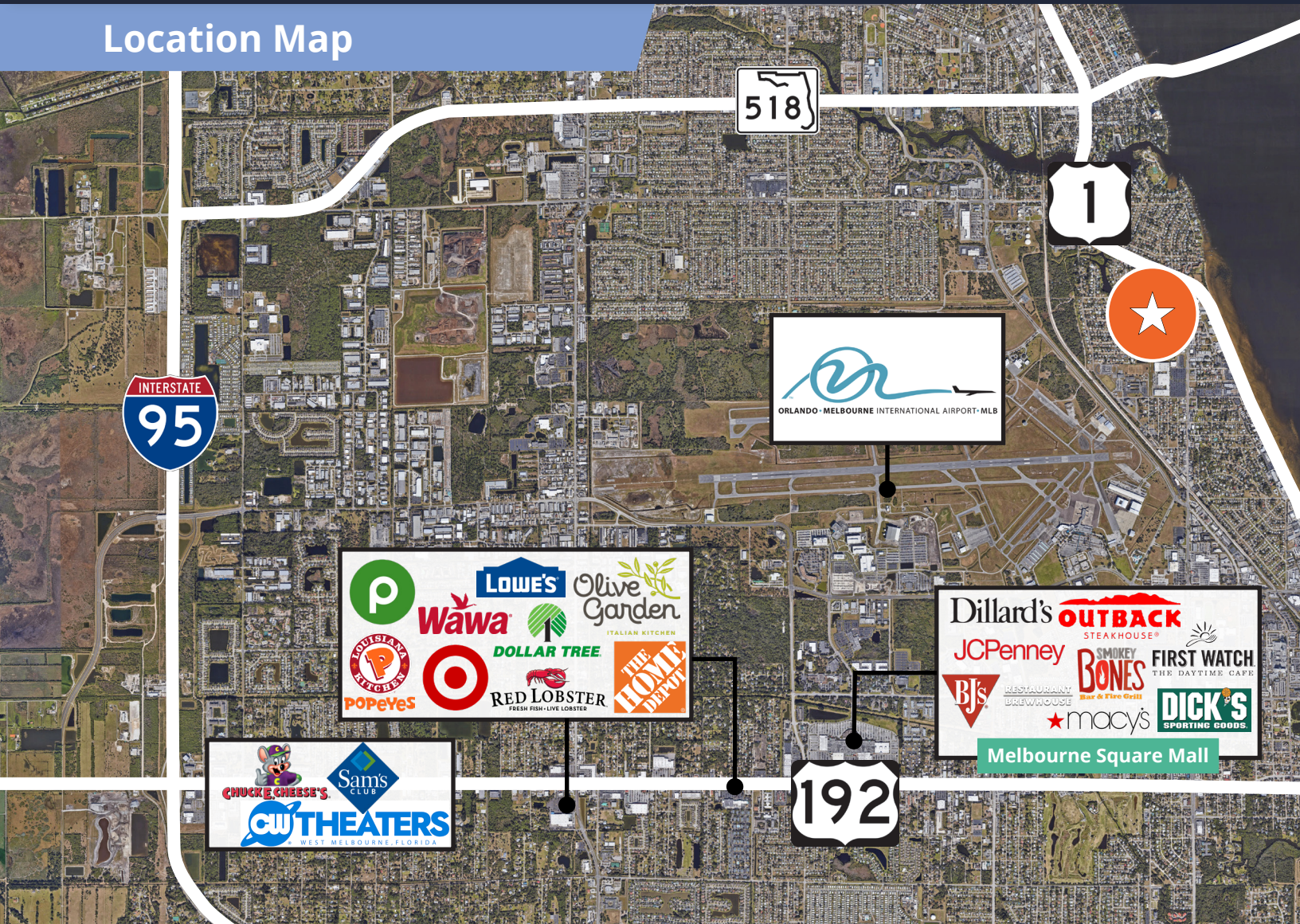
+1 407 440 6658

nathan.eissler@avisonyoung.com

**AVISON  
YOUNG**



Location Map



Drive Time Demographics (25 Minutes)



For further information

**Nathan Eissler, CCIM, SIOR**  
Principal  
+1 407 440 6658  
nathan.eissler@avisonyoung.com

