



OFFICE BUILDING FOR SALE

# Stand Alone Office Building US I +/-2254 SF

494 N Harbor City Blvd Melbourne, FL 32935

FOR SALE | \$475,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

• 494 N Harbor City Blvd Melbourne, FL 32935



## OFFERING SUMMARY

<b>Sale Price:</b>	\$475,000
<b>Price / SF:</b>	\$210.74
<b>Lot Size:</b>	0.25 Acres
<b>Year Built:</b>	1951
<b>Building Size:</b>	2,254 SF
<b>Renovated:</b>	2003
<b>Zoning:</b>	CIA
<b>APN#:</b>	27- 37-21-76-3-8

## BUILDING FOR SALE, NOT BUSINESS

Current Use is Physical Therapy Office with Lease in Place  
Lobby- Reception Area  
Break Area  
Four Open Work Areas and One Private Office  
Two Restrooms  
Washer and Dryer Hookup  
City Water and Sewer  
2008 Metal Roof Installed  
Pylon Signage  
Driveway Entrance from US 1 ( Harbor City Blvd) on North Side of Property  
Parking in Front of Building and Large Lot Behind

## LOCATION OVERVIEW

Building is located directly on the west side of US Highway 1 ( Harbor City Blvd)  
Principal North/South Artery  
In the City of Melbourne, between the Melbourne and Eau Gallie Causeways  
2024 AADT Two Way Daily Traffic Count 49,120

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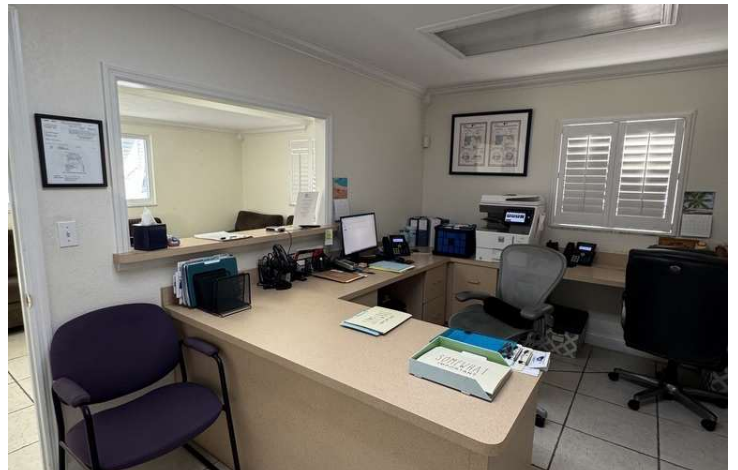
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

• 494 N Harbor City Blvd Melbourne, FL 32935



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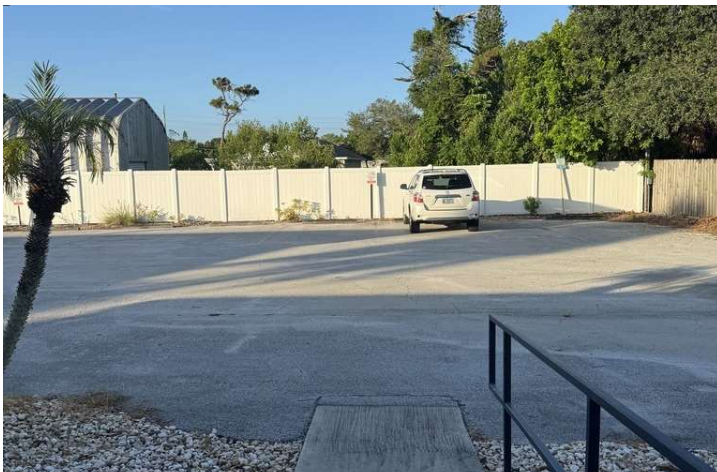
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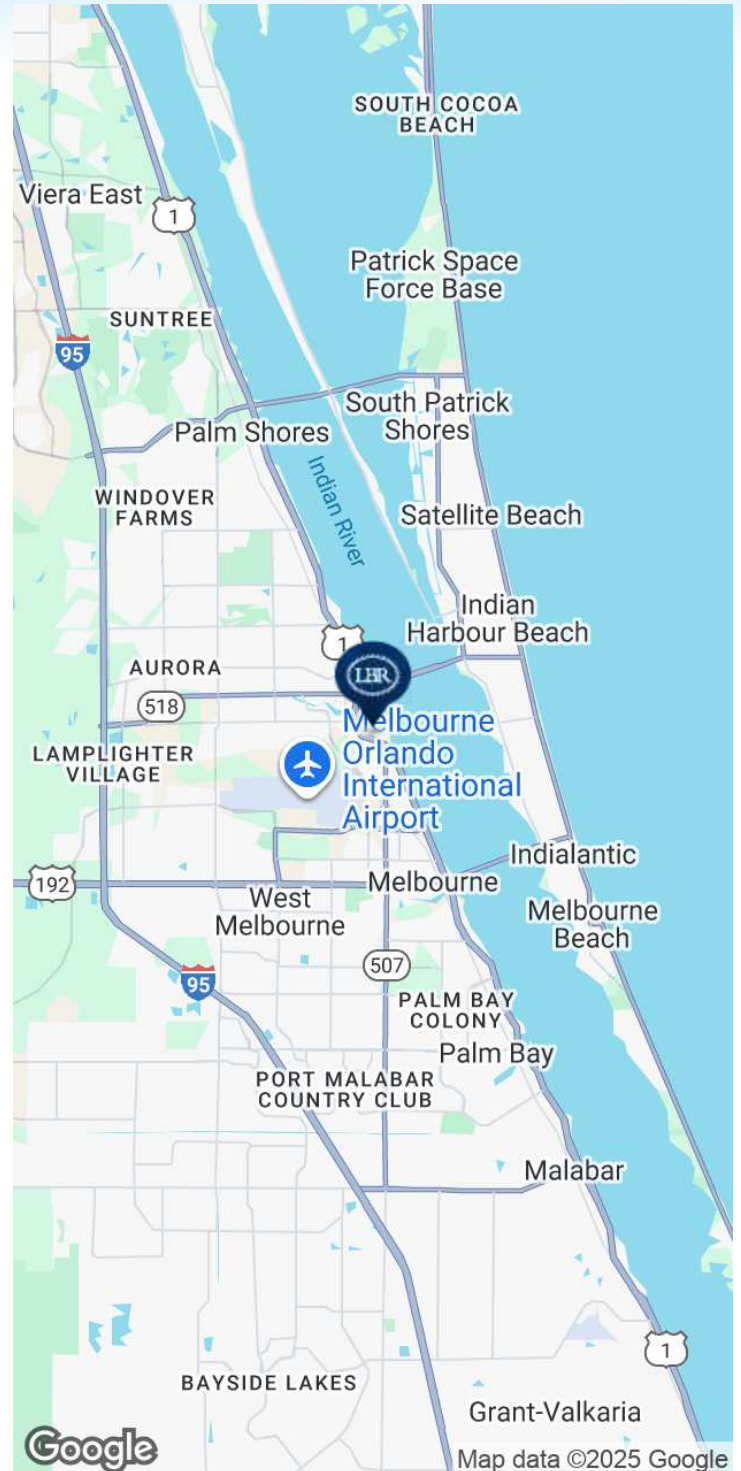
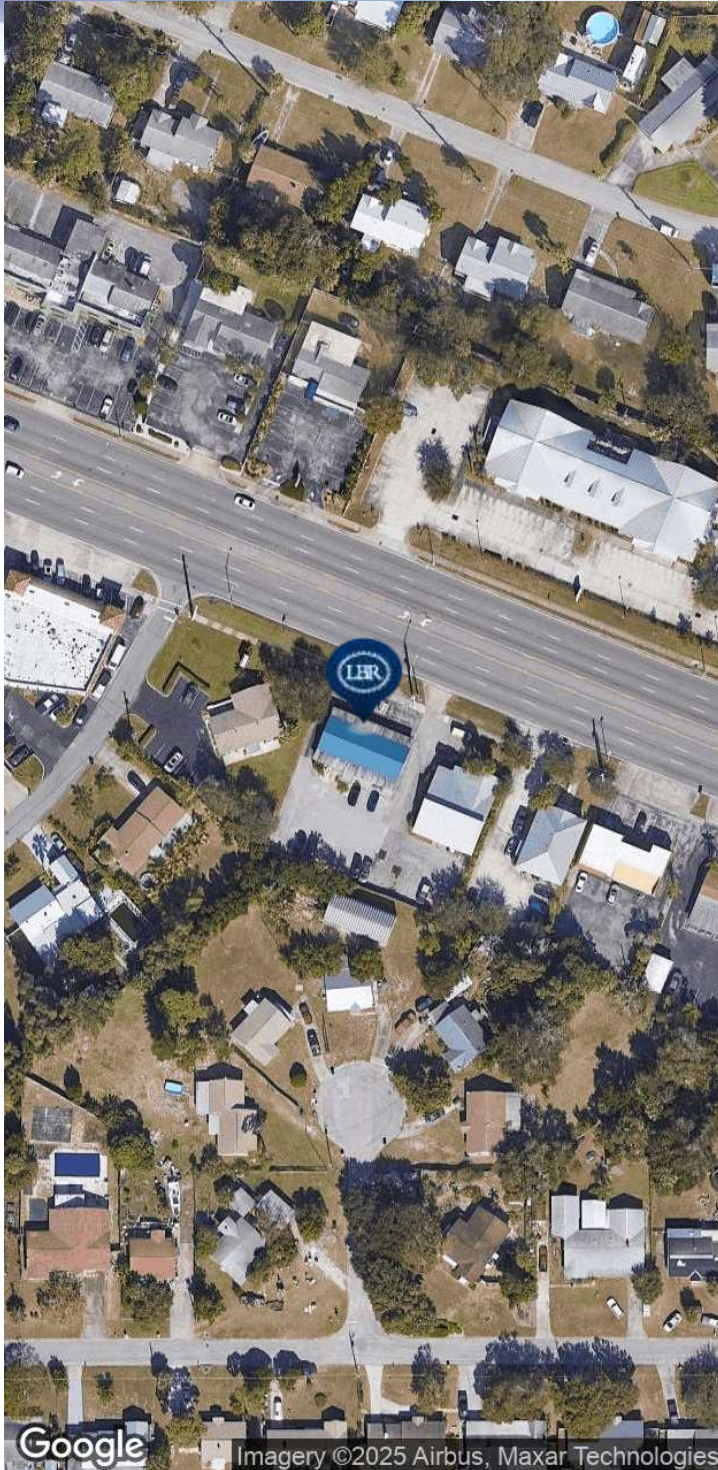
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# LOCATION MAP

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