

CBS Commercial Condo In Heart Of Palm Bay

2179 Julian Avenue, Suite B, Palm Bay, FL 32905

Seller Will Consider Financing / Centrally Located / Remaining FF&E Included



OFFERING SUMMARY

Sale Price: \$299,000

Facility SF: 1,870 SF

Zoning: City of Palm Bay
Community Commercial
(CC)

PROPERTY OVERVIEW

Interior: Waiting Room, Reception, Exam Area, Lab, 2 Offices, Dark Room
Plumbing, Suction & Air Lines for 6 Exam Chairs
Carpet, Tile & Drop Ceiling Throughout. Lots of Windows/Sunlight
Remaining FF&E Included
City Water, Septic, FPL Electric. Accordion Hurricane Shutters
21 Common Parking Spaces
CC Zoning: Medical, Dental, Office, Veterinary & More!
Seller Will Consider Financing Subject to Contract Terms & Buyer Credit

LOCATION OVERVIEW

Located in the heart of Palm Bay approximately halfway between Babcock Street & US1. Close proximity to Palm Bay Road & Interstate 95, which makes this property easily accessible to the surrounding employers, schools, residential & beaches that the area has to offer. A few of the surrounding employers include L3Harris, Raytheon, Leonardo DRS & UPS to name a few. Make this the future home for your business today!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

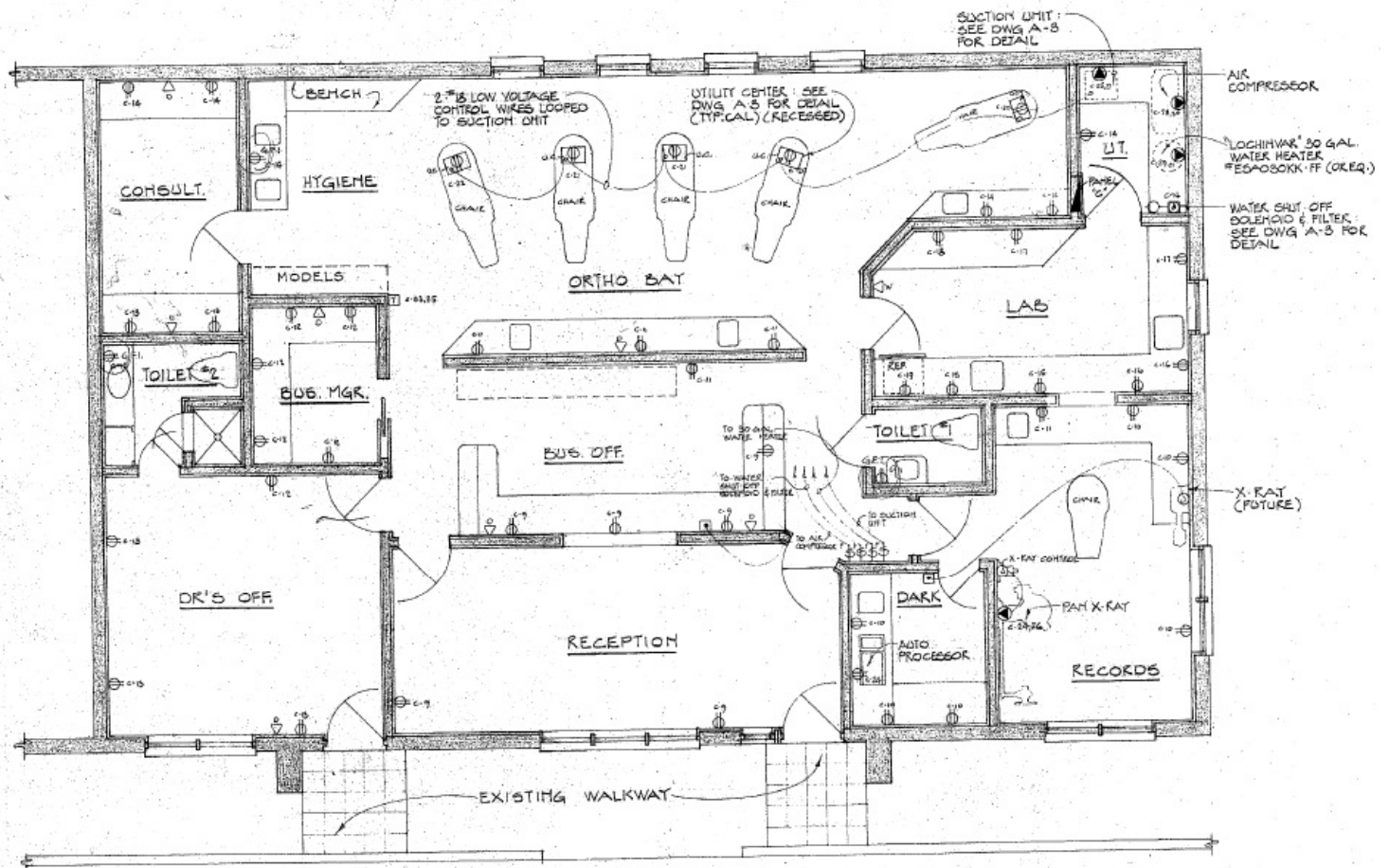


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Floor Plan



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Interior Photos



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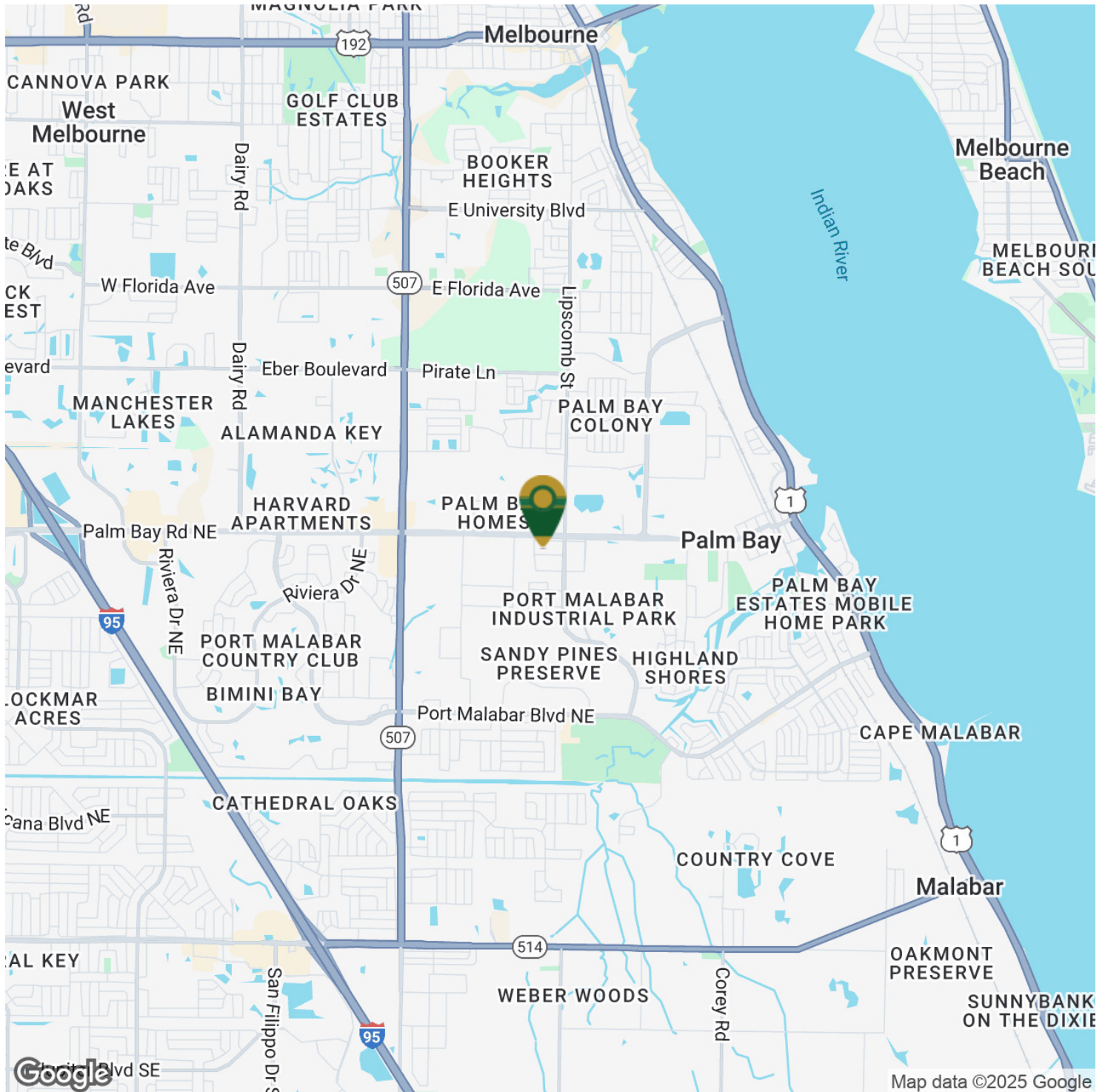


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Location Map



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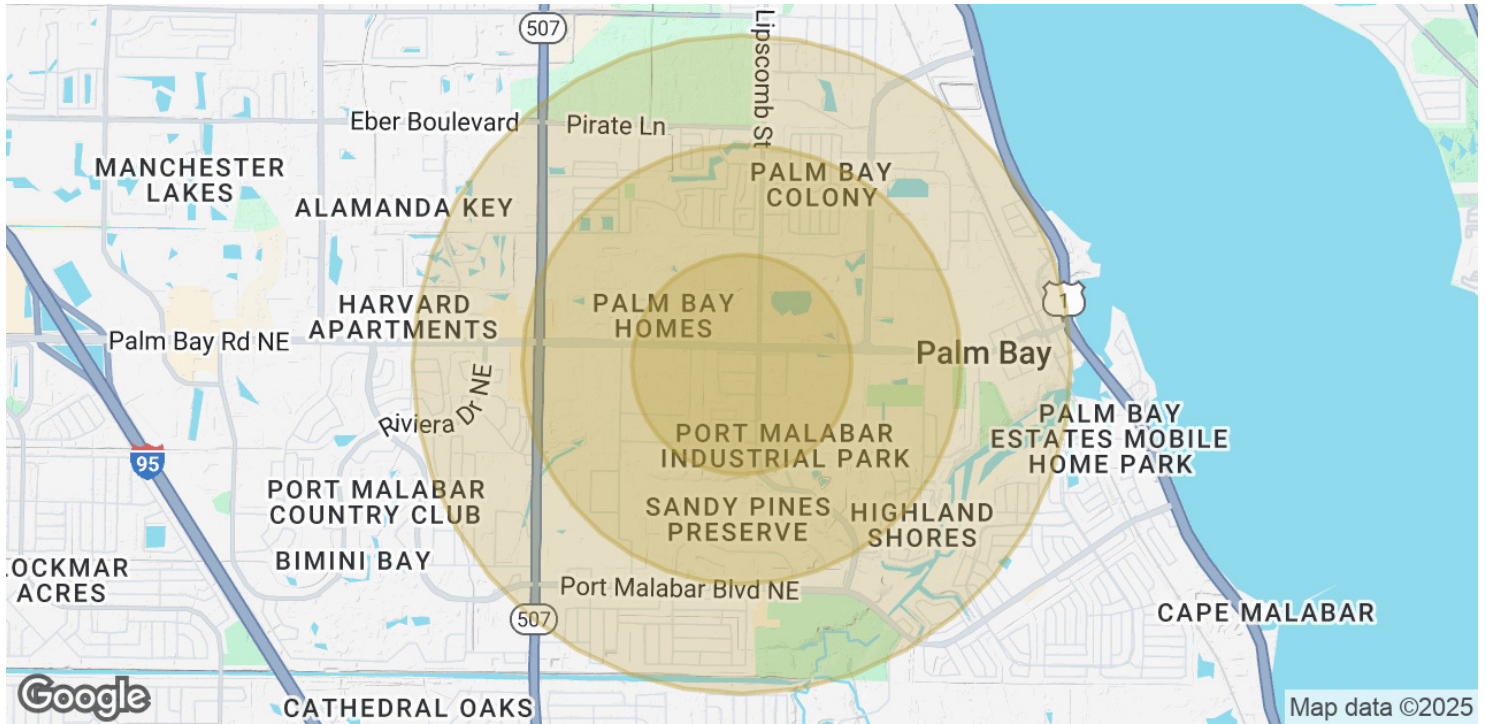
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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,918	7,758	17,827
Average Age	41.9	42.6	45.7
Average Age (Male)	42.0	43.1	44.2
Average Age (Female)	40.7	42.5	46.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	871	3,676	8,453
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$41,830	\$48,749	\$49,829
Average House Value	\$110,310	\$131,157	\$134,363

2020 American Community Survey (ACS)

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