



OFFICE BUILDING FOR SALE \$1,100,000

# 300 E NEW HAVEN AVE

Melbourne, FL 32901

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**LIGHTLE BECKNER ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DESCRIPTION

Prominent Multi-Tenant Office Building - LOCATION ! LOCATION ! LOCATION !

Gateway to Charming Downtown Melbourne At the Arched Welome Sign

Two Story Building - Multi-Tenant or Single Tenant Full Building Use

Private Offices and Open Work Areas

Kitchen / Break Area

Parking Lot in Front of Building

Brick Siding Over Wood Frame

Ceramic Tile Roof

Interior Has Wood Paneling and First Floor Red Carpeting , A Prominent Feature in Interior Design in the 80's.

Design approaches offer numerous ways to transform this retro element into a stylish focal point that complements contemporary aesthetics.

## PROPERTY HIGHLIGHTS

- Prime investment opportunity or End User
- Spacious 4,886 SF building
- Consists of 2 separate units
- Established in 1986
- Versatile C1 zoning
- Strategic Melbourne location
- 11 STRIPED PARKING SPACES INCLUDING HANDICAPPED

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	2
Lot Size:	0.27 Acres
Building Size:	4,886 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	385	1,340	3,761
Total Population	624	2,355	8,454
Average HH Income	\$50,113	\$51,260	\$63,465

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# Additional Photos



300 E New Haven Ave  
For Sale



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Second Floor



Second Floor



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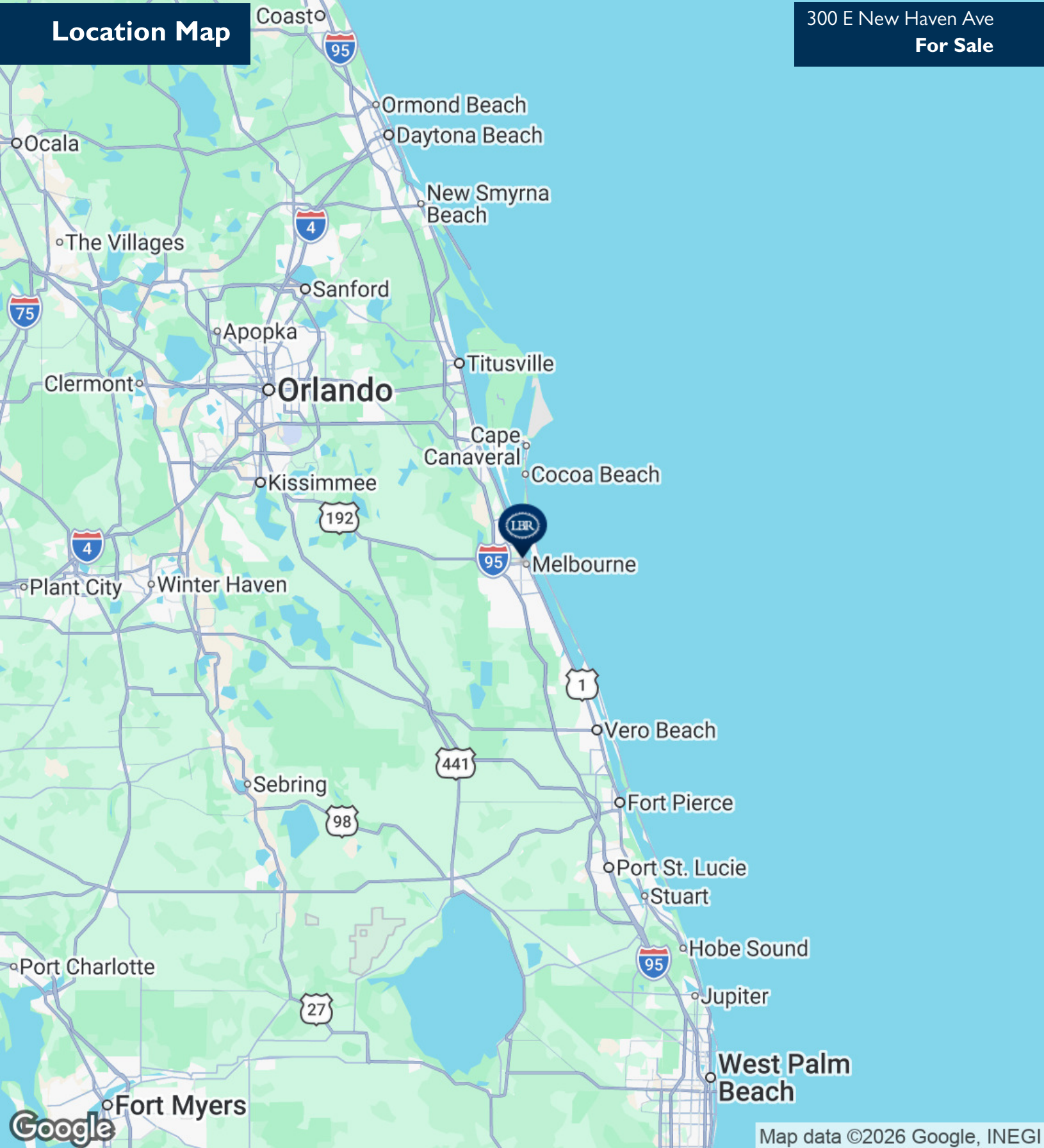
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# Location Map

300 E New Haven Ave  
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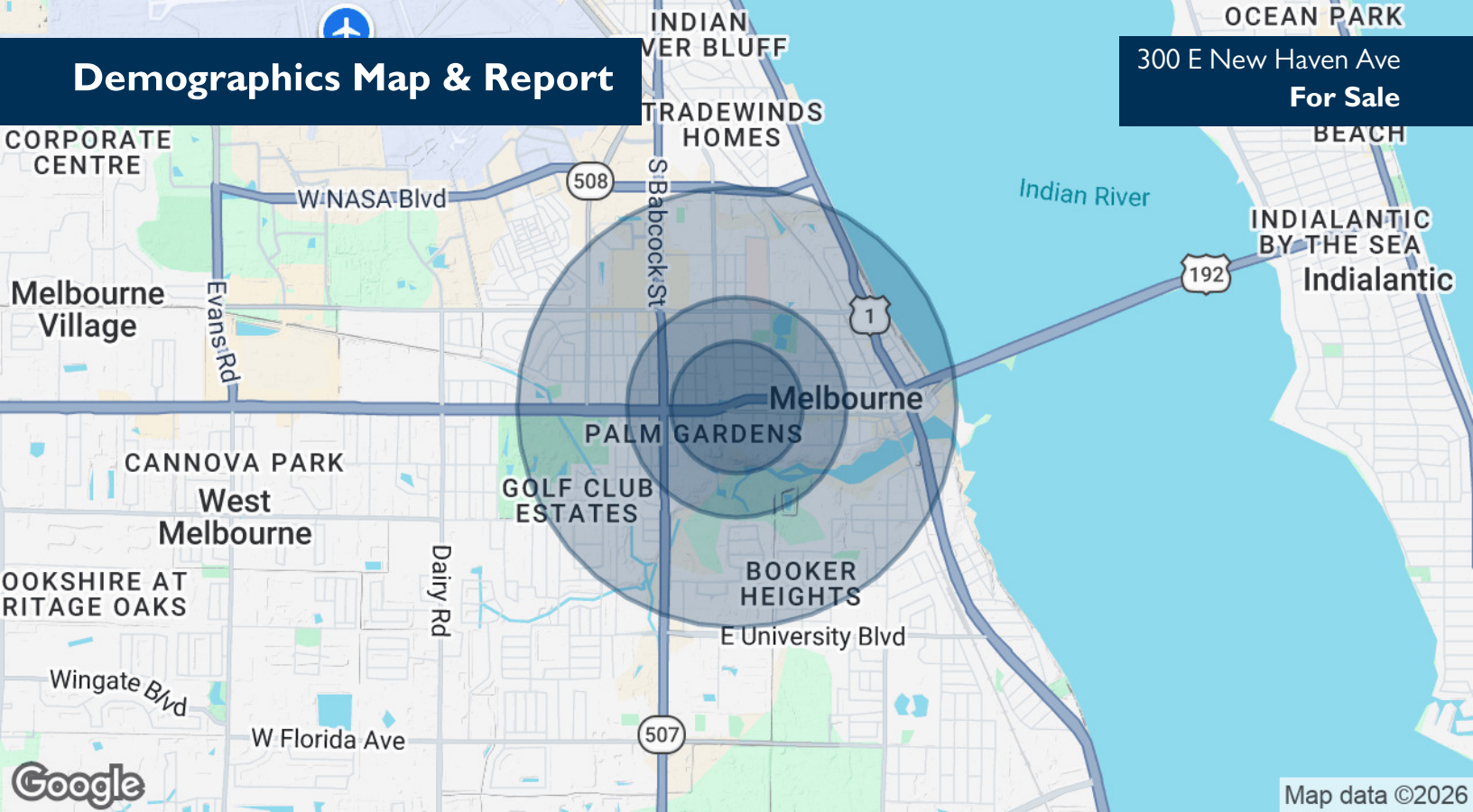
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# Demographics Map & Report

300 E New Haven Ave  
For Sale



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	624	2,355	8,454
Average Age	55	52	47
Average Age (Male)	51	48	44
Average Age (Female)	57	55	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	385	1,340	3,761
# of Persons per HH	1.6	1.8	2.2
Average HH Income	\$50,113	\$51,260	\$63,465
Average House Value	\$375,011	\$345,174	\$290,220

Demographics data derived from AlphaMap

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