

2210 Front St Unit 208 & 210 Melbourne, Florida

Water Front - Two Units - Contiguous - Owner User Opportuntiy



OFFERING MEMORANDUM

PRESENTED BY LIGHTLE BECKNER ROBISON, INC



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OVERVIEW

Lightle Beckner Robison's Office Team is pleased to present this turnkey waterfront office condo for sale at \$180,000. This unique Front Street location is perfect for any small practicing MD, attorney, counselor, or any other professional office user who has limited on-board staff. This condo is located right above the county's famous *Ichabod's Dockside Restaurant*. An elevator ride away from being able to experience a retail dining or happy hour experience.

The property overlooks the Indian River Lagoon on the East Side and the Melbourne Yacht Club on the West Side. What better way to capitalize on the natural beauty our state has to offer than to come to work every day overlooking the river. Another highlight of this location is the proximity to Downtown Melbourne. If you get tired of eating Ichabod's, you have a plethora of options just a couple of hundred yards away in the heart of Downtown Melbourne.

The property is move-in ready and presents an excellent opportunity for an owner-user looking to eliminate rental expenses. In addition, there is meaningful upside potential. The space has been occupied by the current owner for over 30 years and, as a result, is slightly dated. This creates a clear value-add opportunity, where a new owner can implement cosmetic interior upgrades and quickly enhance both functionality and overall property value.

Contact our team to learn more about this opportunity on the Space Coast!

PROPERTY INFORMATION



PROPERTY HIGHLIGHTS

Asking Price\$180,000

Total Square Footage660

Price Per/SF\$272

HOA Fees\$1,005.44 (Quarterly)

ZoningC-C2

ConstructionConcrete

208 Tax ID #28-37-02-FC-23-9.18

210 Tax ID #..... 28-37-02-FC-23-9.20

Major Systems/Property Details

- HVAC Unit replaced back in 2020
- Needs some new light fixtures
- Common Area Restrooms
- Accessiible by Stairs or Elevator
- Two Seperate exterior entrances
- Break Room
- Multiple Private Offices

Interior Photos



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2210 Front St Unit 208 & 210 Melbourne, Florida ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Lightle Beckner Robison, Inc. The material and information in the Offering Memorandum is unverified. Lightle Beckner Robison, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property.

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