

Property Upgrades & Features

"The Mullet Property" · Business in the front, residential in the back
2225 S. Washington Avenue · Titusville, FL 32780 · Completely reimagined 2020

◆ Commercial Office Space

Suites A & B · US-1 frontage · 25,000+ VPD

SUITE A

- New LVP flooring
- New baseboards
- New lighting throughout
- New electrical panel
- New AC unit inside & out
- New switches & receptacles
- Freshly painted
- New window coverings

SUITE B

- New LVP flooring
- New baseboards
- Freshly painted
- New LED ceiling lighting
- New AC inside & out
- New electrical panel
- New switches & receptacles
- New front door
- New impact window in office space
- Firewall between commercial space, Suite B & apartment
- Remodeled bathroom
- Laundry room with W/D
- New window coverings

◆ Residential Space

Apartment & building · Indian River waterfront · NASA launch views

APARTMENT

- Total renovation to 2 bedroom, 2 bathroom apartment
- New entry door
- All new impact windows
- Hurricane shutter on impact slider
- Fire sprinkler system
- New AC inside & out
- New switches & receptacles
- Ceiling fans throughout
- New electrical panel
- New wood-look tile flooring
- Quartz countertops throughout
- All new GE appliances
- Laundry room with W/D
- New window coverings

TOTAL BUILDING

- New roof 2020
- Roof resealed 2026
- New exterior paint
- Gravel rock landscaping
- Built-up seawall
- Jacuzzi
- New white PVC fencing
- All new electrical & plumbing throughout building
- 3 separate electrical meters for 3 suites
- New outdoor lighting
- 50-amp RV electrical hookup
- 3 outdoor storage containers
- Blink security system with cameras