

FOR SALE | FOR LEASE

111 SCOTT STREET
MELBOURNE, FL 32901



APPROX.
4,948 SF
TWO-STORY
OFFICE BUILDING



APPROX.
1 ACRE
LOT



C-1A
ZONING
PROFESSIONAL OFFICES
& SERVICES)

PRIME LOCATION.
FLEXIBLE SPACE.
ENDLESS POSSIBILITIES.



PROPERTY OVERVIEW

Exceptionary opportunity to own a two-story office building situated on approximately 1 acre in the heart of Melbourne. This property offers excellent visibility, convenient access to major public transportations, and flexible plan ideal for a variety of professional or commercial uses.

Located just minutes from Downtown Melbourne, US-1, 193, and Medicine & Orlando International Airport, this property is perfectly positioned for business success.

PROPERTY HIGHLIGHTS

- Approx. 4,948 SF two-story office building
- Approx. 1 acre lot
- C-1A Zoning (Professional Offices & Services)
- Flexible floor plan with multiple classrooms/offices
- Reception area
- ADA-accessible restroom
- Ample on-site parking
- Excellent visibility and accessibility
- Minutes from Melbourne Orlando International Airport

OFFERING DETAILS



FOR SALE
\$1,400,000



FOR LEASE
**\$16.00/SF
+ NN or NNN**

(Double Net or Triple Net)

FLOOR PLAN



TOTAL BUILDING AREA
4,948 SQ. FT.



EXCELLENT CENTRAL LOCATION

- 1/4 mile to Babcock St
- 1/2 mile to US-1
- 1.7 miles to I-95
- 2 miles to Downtown Melbourne
- 3 miles to Melbourne Orlando International Airport



WHY THIS PROPERTY?

- Approximately 4,948 SF on a spacious site
- Flexible floor plan with multiple classroom and office configurations
- Existing reception area
- ADA-accessible restroom
- Ample on-site parking
- Prime Melbourne location
- Minutes from Downtown Melbourne, US-1, I-95, and Melbourne Orlando International Airport
- Excellent opportunity for owner-users or investors
- Available for Sale or Lease



PRESENTED BY:

ALISABET VALDES
LISTING AGENT
alisabet@ariumrealestate.com
(321) 341-3365

BROKER-LEONOR G. KRYLA, LLC
LEONOR KRYLA
CO - LISTING AGENT
leonor@ariumrealestate.com
(321) 341-5041