

FOR SALE OFFICE CONDO



PROPERTY DESCRIPTION

This 2,590 SF office condo at 3845 W Eau Gallie Blvd Ste 101 offers an efficient and professional setting for an owner-user or investor seeking a well-maintained commercial asset. The layout provides flexibility for a variety of office configurations, with a practical footprint that supports private offices, collaborative work areas, and client-facing space. Situated in a desirable office environment, the property presents an appealing opportunity for buyers looking for a manageable, commercial condominium with long-term utility and strong functionality. Ideal for professional services, medical office, or general business use. Conference room, Reception Area, Break Room, Executive and Support Offices. Great Location immediate proximity of I-95 on Eau Gallie Causeway

PROPERTY HIGHLIGHTS

- LOBBY
- DEDICATED RECEPTION OFFICE
- BREAK ROOM
- DEDICATED IT/SERVER ROOM
- TWO RESTROOMS
- ELIMINATES THE TIME, COST, AND UNCERTAINTY ASSOCIATED WITH NEW CONSTRUCTION OR EXTENSIVE RENOVATIONS
- EXCELLENT VISIBILITY ON EAU GALLIE CAUSEWAY, PLYON SIGNAGE
- LOCATED IN STRONG BUSINESS CORRIDOR WITH STRONG SURROUNDING DEMOGRAPHICS

OFFERING SUMMARY

Sale Price:	\$757,000
Number of Units in Building 4	FOR SALE UNIT 101
Lot Size:	0.3 Acres
Building Size:	2,590 SF

- ATTRACTIVE MODERN EXTERIOR ARCHITECTURE
- STONE FAÇADE ACCENTS
- PROFESSIONAL STOREFRONT ENTRANCE
- HIGH CEILINGS
- CONTEMPORARY FLOORING THROUGHOUT
- GLASS CONFERENCE ROOM FEATURES
- UPGRADED TRIM AND MILLWORK
- NEUTRAL DESIGNER FINISHES
- MOVE-IN-READY CONDITION



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228

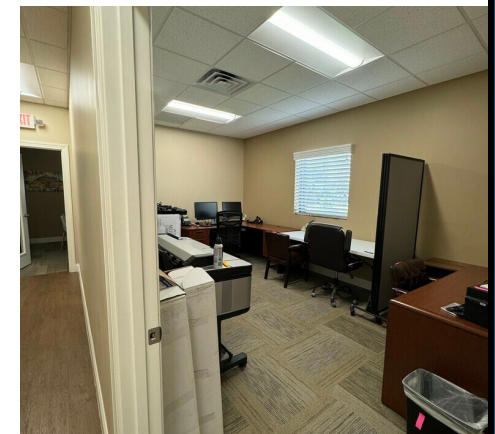
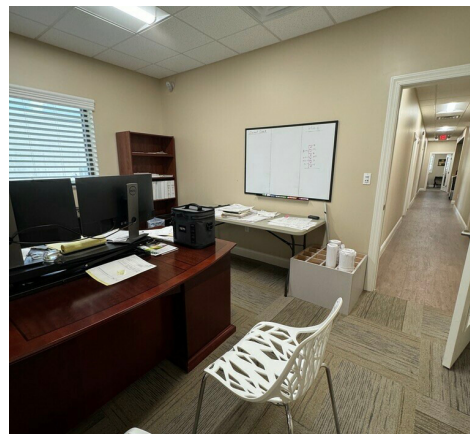
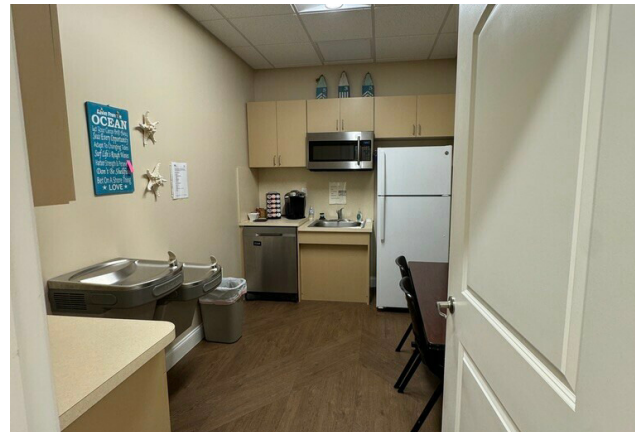
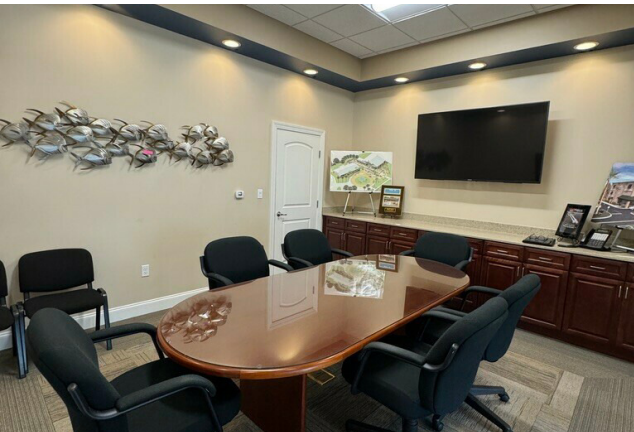
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

3845 W Eau Gallie Blvd Ste 101, Melbourne, FL 32935

Additional Photos



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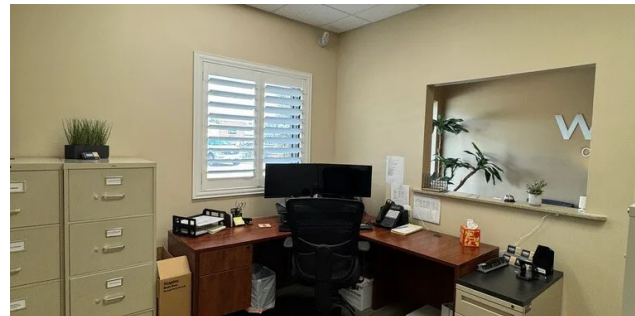
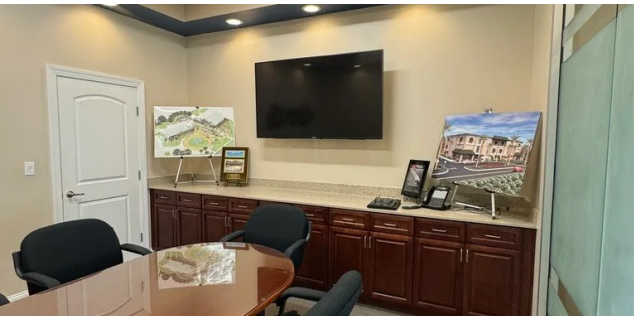
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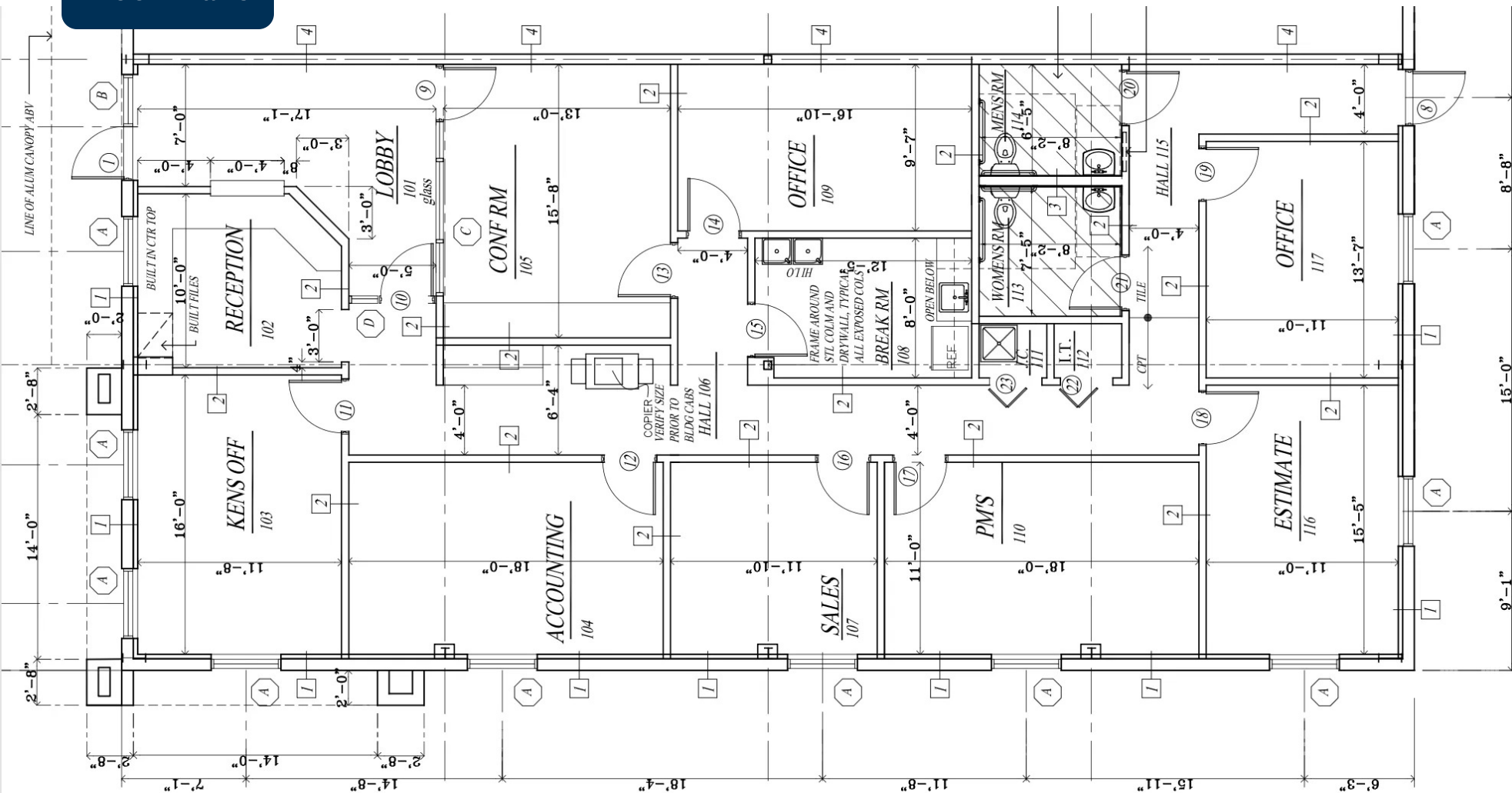
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Floor Plans

13845 W Eau Gallie Blvd Ste 101, Melbourne, FL 32935



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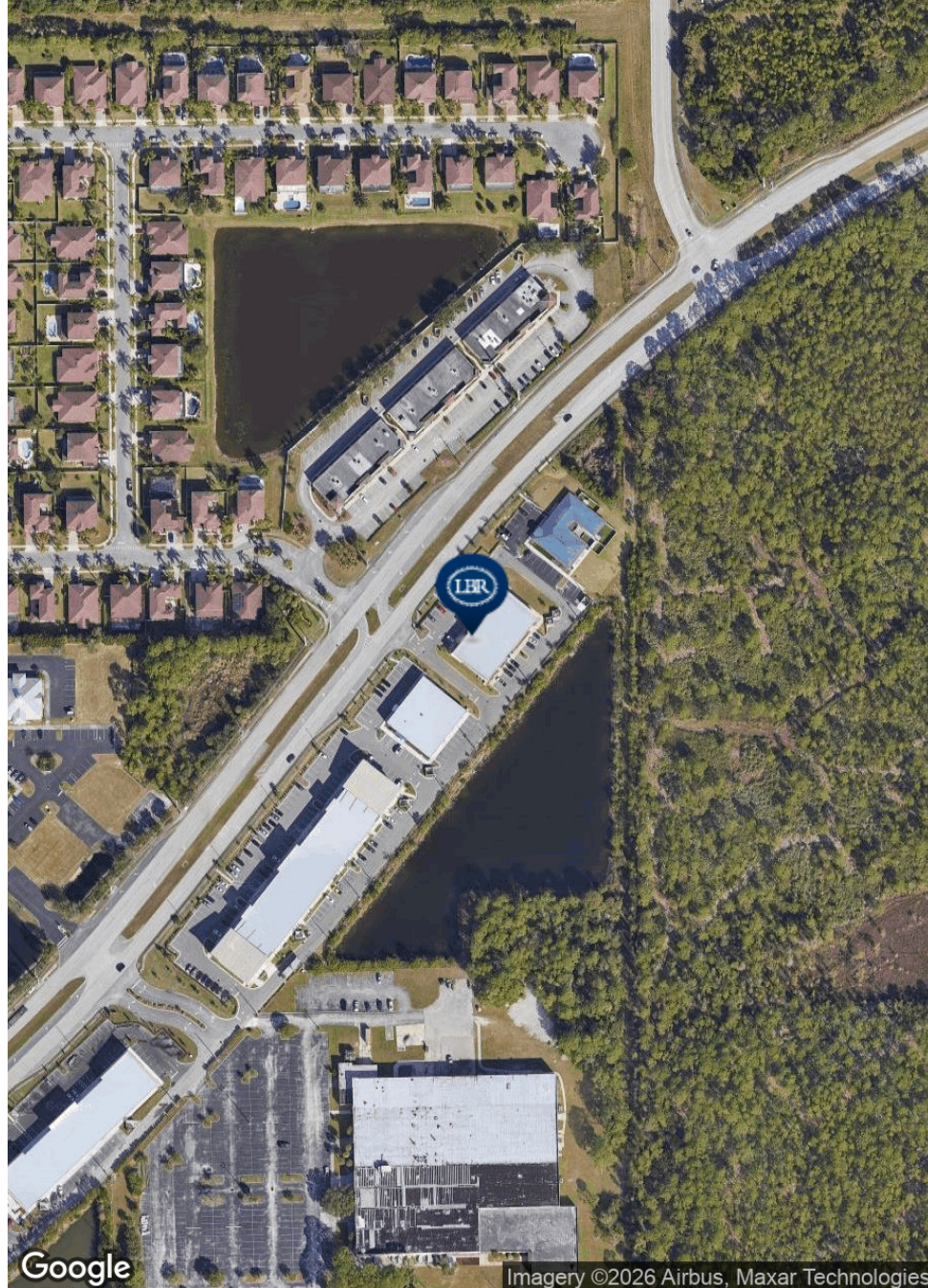
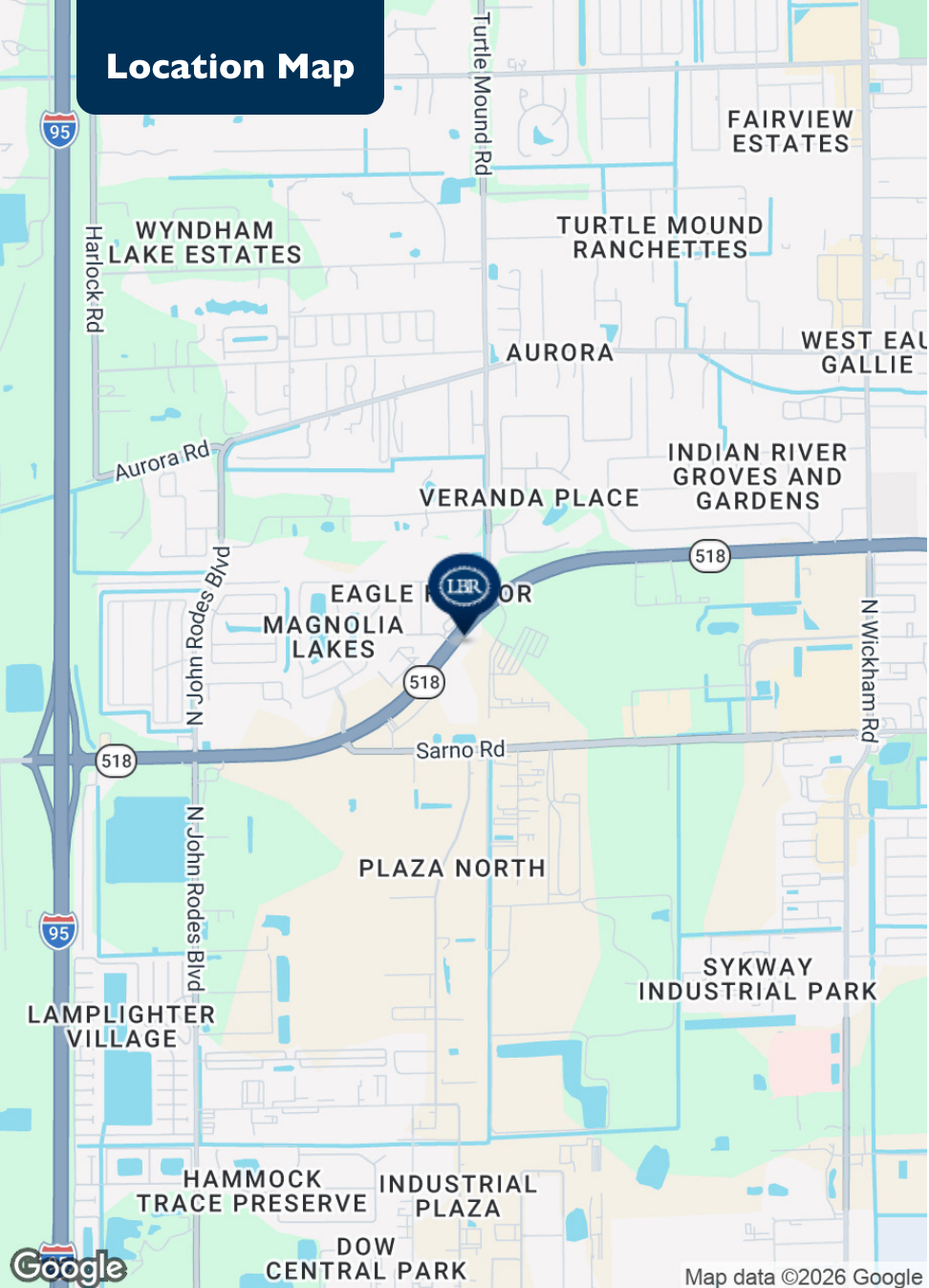
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Location Map



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