

SALE Service Center

1611 Waverly Place
Melbourne, FL 32901

Service Center Property
2,030 sf Building • 3.42± ACRES

SALE PRICE
\$525,000.00



EXCELLENT INVESTMENT OPPORTUNITY!

Property is conveniently located three blocks north of US 192 and two blocks west of US 1, which serve as the primary arteries for Melbourne, FL. The modular office space on-site includes eight individual offices. This is an ideal location for a major service provider, contractor, distribution, or other commercial and industrial uses.

| | | | |
|---------------------|--|-------------------|-----------------------------|
| Structure SF Gross: | 2,030 +/- SF | No. of Buildings: | 1 |
| Land Size: | 3.42 +/- acres | Year Built: | 2003 |
| Previous use: | Florida Power & Light Service Center | Fencing: | Chain-link with barbed wire |
| Zoning: | M-1 Light Industrial | Taxes 2013: | \$8,339.76 |
| Parcel ID: | 28-37-03-FF-0000E.0-0001.00 | | |
| Road Frontage: | 400 +/- ft on Fee Ave. 172 +/- ft on Seminole Ave. 550 +/- ft on FEC Rail Road | | |



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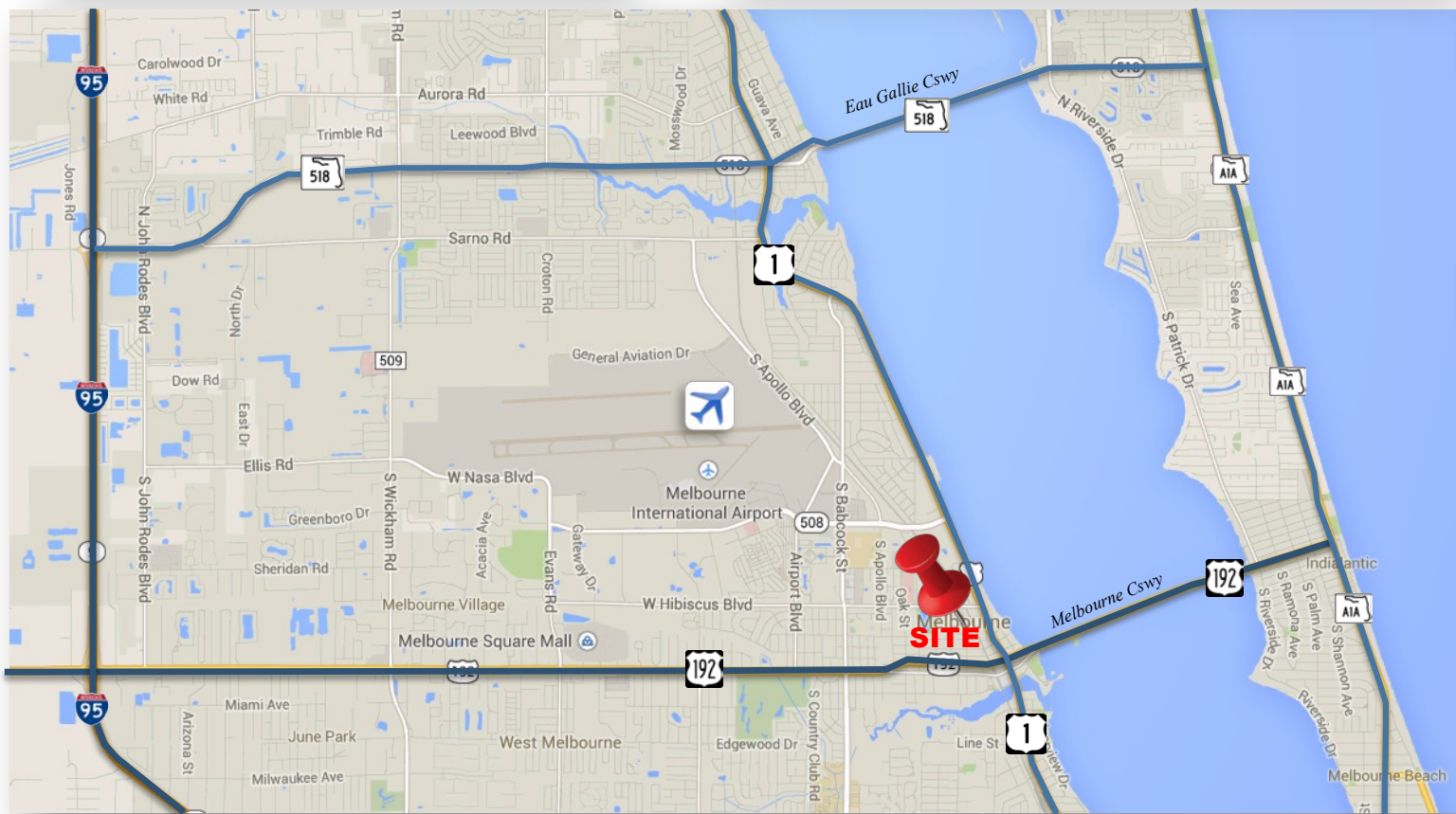
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Information contained herein has been obtained from others and considered to be reliable;
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