

OFFICE BUILDING FOR SALE

SUNTREE FRONTAGE on WICKHAM RD

LARGE SIGNAGE INCLUDED

SELLER FINANCING AVAILABLE

37 SPACE PARKING LOT

Free standing building suitable for adaptive reuse to medical office and/or dentist office with prime location visible at intersection of Sun Tree Blvd. and Wickham Rd. , traffic count 30,500 daily, large digital and panel signage directly on Wickham Rd. SELLER FINANCING available. Two separate entrances and rear exits make 2 businesses in one building a possibility. **ASKING PRICE \$750,000.**



CALL LAURA GRAY FOR A SHOWING APPOINTMENT

Laura Gray/Realtor

Cell: 407 719 8103

LauraGrayRealtor@yahoo.com



8195 N. Wickham Rd.

Suite 100

Melbourne, FL 32940



Property address : 7007 N Wickham Rd Melbourne FL 32940 Sun Tree Area

Land area: 48,352 sq. ft. (1.01 Acre)

Building size: 4268 sq. ft. Year built 1984

Parking spaces: 37spaces 21,230 sq. ft. paving

Zoning: BU-1/General Retail Commercial

Sale Price: \$750,000

Description: One story masonry block building with canopy and drive thru lanes, metal facade, flat roof, ample parking, and easy ingress/egress with direct frontage on Wickham Rd. Existing large electric digital signage directly on major high traffic thoroughfare with high visibility. 2 separate entrances and exits, so 2 businesses can be in the same building-each side has separate electrical meter. Alarm system and surveillance cameras in place.



**DIGITAL SIGNAGE WITH ROLLING MESSAGES
ON WICKHAM RD**



**37 SPACE PARKING LOT AND AMPLE INGRESS
AND EGRESS**

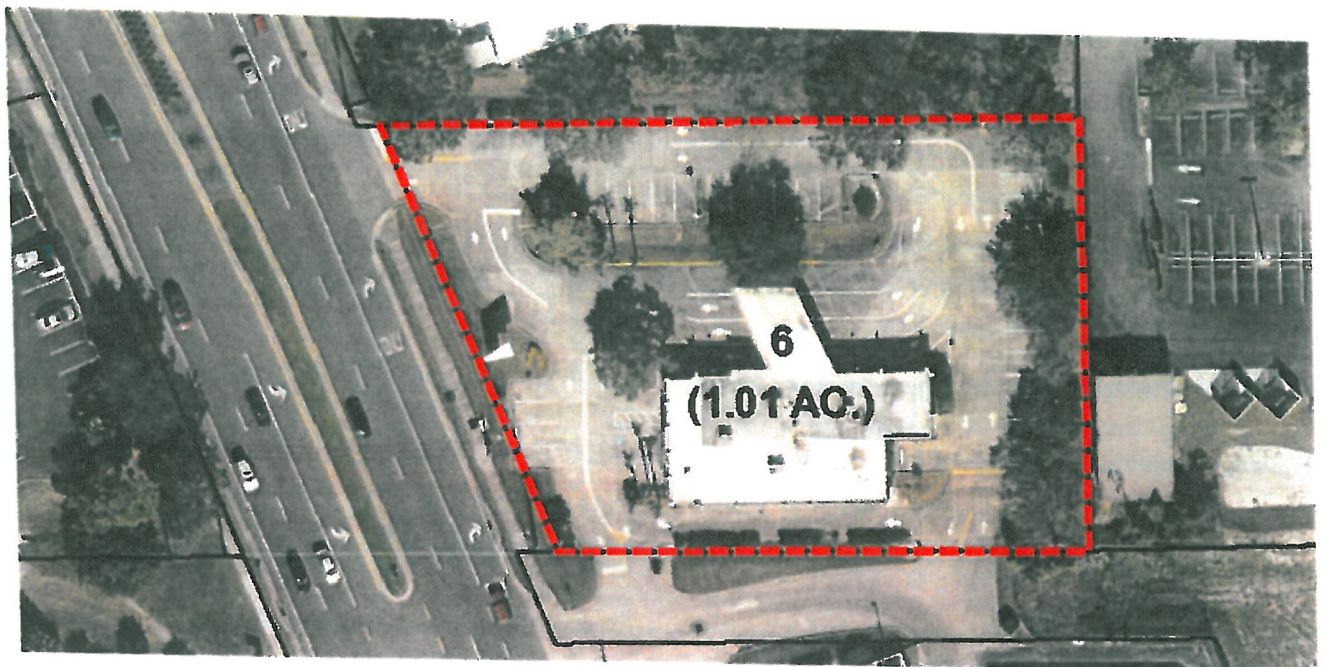
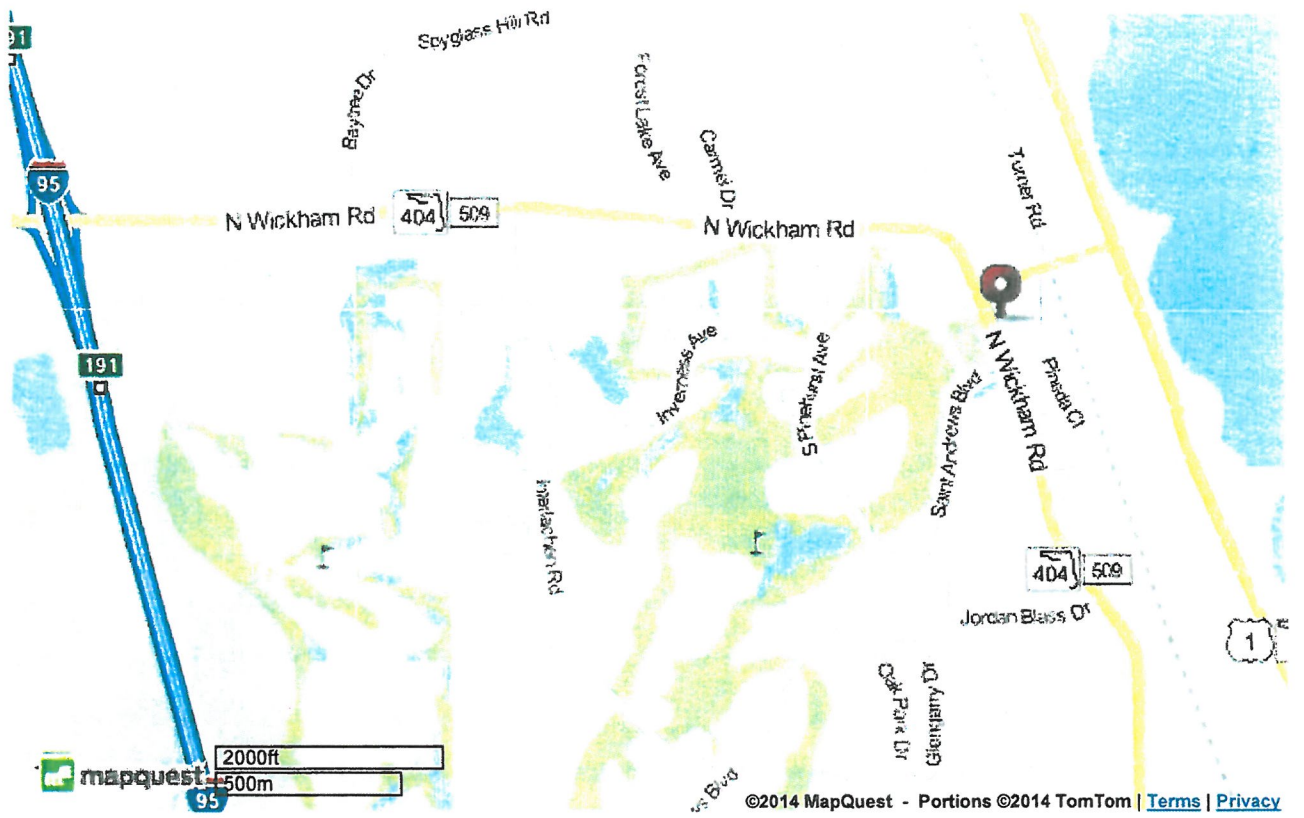
32940 Zip Code demographics

\$71,000 median household income

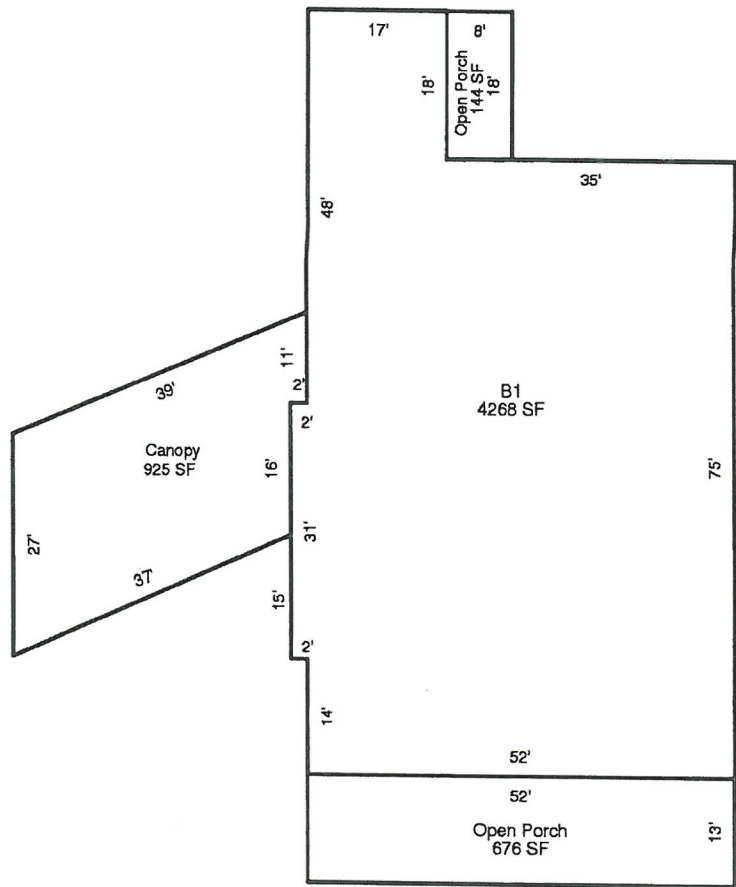
\$99,000 average household income

28% ex-urban dwellers

24% prosperous empty nesters



IMPROVEMENTS SKETCH



Scale: 1" = 12'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
B1	B1	1.00	4268	294	4268
OP	Open Porch	1.00	676	130	
	Open Porch	1.00	144	52	820
CANPY	Canopy	1.00	925	132	925