

7007 N Wickham Rd

7007 N Wickham Rd, Melbourne, FL 32940

Presented by
Coldwell Banker Residential Real Est



Price: \$750,000

Free standing building suitable for professional office, medical / dental office, retail, BU-1 Zoning allows many permitted uses . AUTO SALES permitted in BU-1 zoning. Traffic count 30,500 daily, Two separate entrances and rear exits make 2 businesses in one building a possibility-each side has separate electrical meter.. 37 parking spaces. Demolition of canopy and leveling can provide additional parking spaces. One and one-tenth acres lot. One story masonry block building with canopy and drive thru lanes, metal façade, flat roof, ample parking, and easy ingress/egress with direct frontage on Wickham Rd. Existing large electric digital signage with rolling message directly on major high traffic thoroughfare with high visibility. Alarm system and surveillance cameras in place and convey . Vault and vault door also convey with sale ..

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- n 37 parking space
- n BU-1 zoning
- n 30,500 Daily traffic count
- n surrounded by high-income residential area
- n large digital and panel signage visible from street
- n additional parking spaces if demolish canopy and drive thru lanes

Price: \$750,000
Building Size: 4,268 SF
Price/SF: \$175.73
Property Type: Office
Property Sub-type: Office Building
Additional Sub-types: Medical Office, Free Standing Bldg, Street Retail
Property Use Type: Vacant/Owner-User
Occupancy: 0%
No. Stories: 1
Year Built: 1984
Lot Size: 1.01 AC



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Coldwell Banker Residential Real Est

8195 N Wickham RD

suite 101

Melbourne, FL 32940

Notes

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Property Photos



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Property Photos



south side



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Property Photos



2 separate rear entrances



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rear Parking lot



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canopy



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2 separate meters



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Property Photos

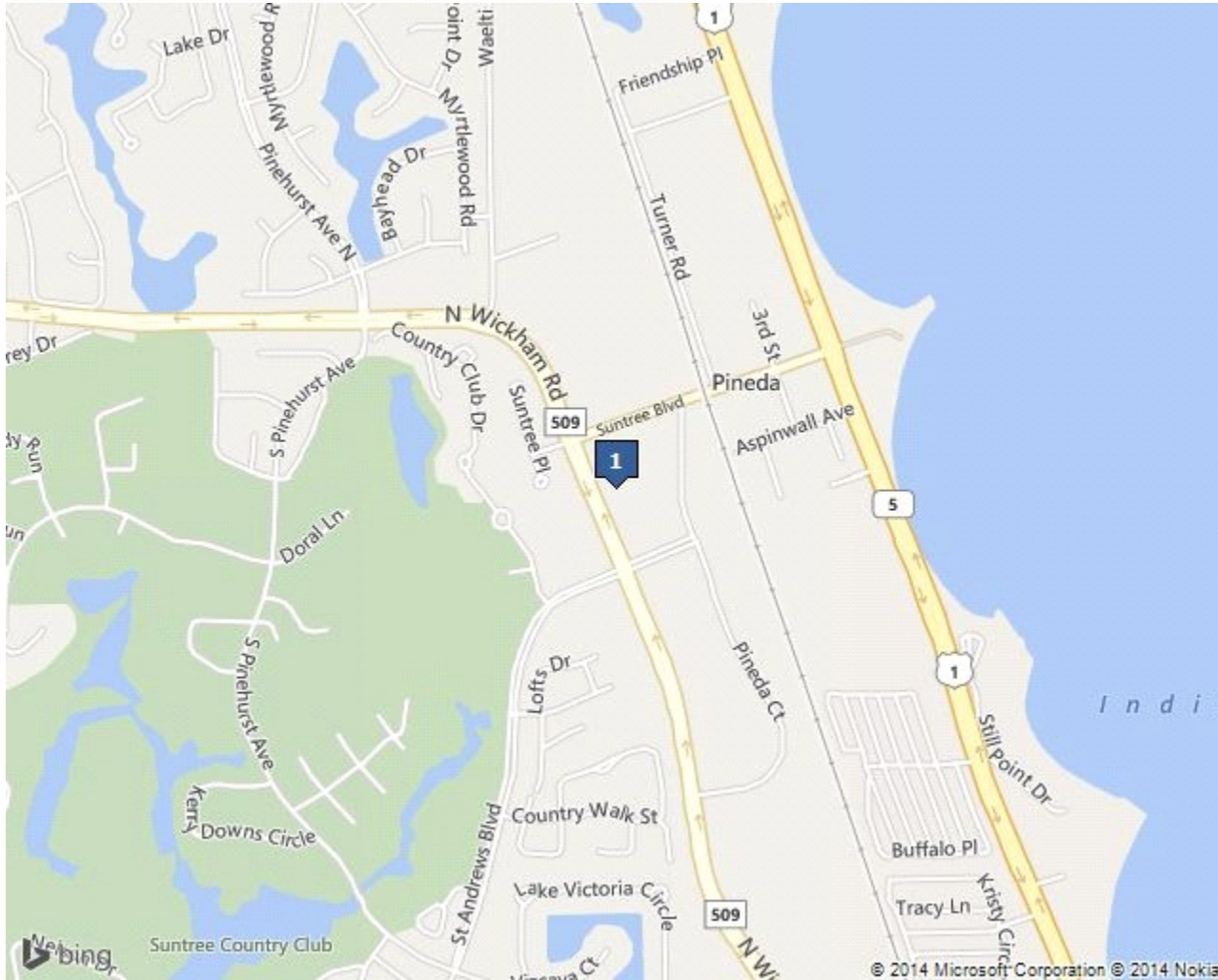


dumpster area in parking lot

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Location



Location Description

Prime location visible at intersection of Sun Tree Blvd. and Wickham Rd. , traffic count 30,500 daily, 32940 Zip Code demographics \$76,310 median household income year 2012 \$92,000 average household income year 2012 28% ex-urban dwellers 24% prosperous empty nesters