



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

OFFICE BUILDING FOR SALE

Multi Purpose Building

Multi Purpose Building Indialantic, FL

FOR SALE | \$899,000

presented by:

ROB BECKNER, SIOR

Principal

321.722.0707 X11

rob@teamlbr.com

EXECUTIVE SUMMARY

• Multi Purpose Building Indialantic, FL



OFFERING SUMMARY

Sale Price: \$899,000

Price / SF: \$222.58

Lot Size: 0.45 Acres

Building Size: 4,039 SF

PROPERTY OVERVIEW

Beautiful office building close to the beach.

Suite A is used by the medical field with a great reception area and many patient rooms, conference room, director's office. SF is +/- 3000. Has access to a second story storage area that is air accessible. Oak woodwork/doors throughout Suite A.

Suite B is smaller with beautiful trim work. SF is +/- 1,100. Large office, conference room and plenty of storage.

Lots of love and care has gone into this building. Built in 1986. New roof installed March, 2020 with 20 year warranty. Plenty of parking.

LOCATION OVERVIEW

Close to the beach in business district.

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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.

ADDITIONAL PHOTOS

• Multi Purpose Building Indialantic, FL



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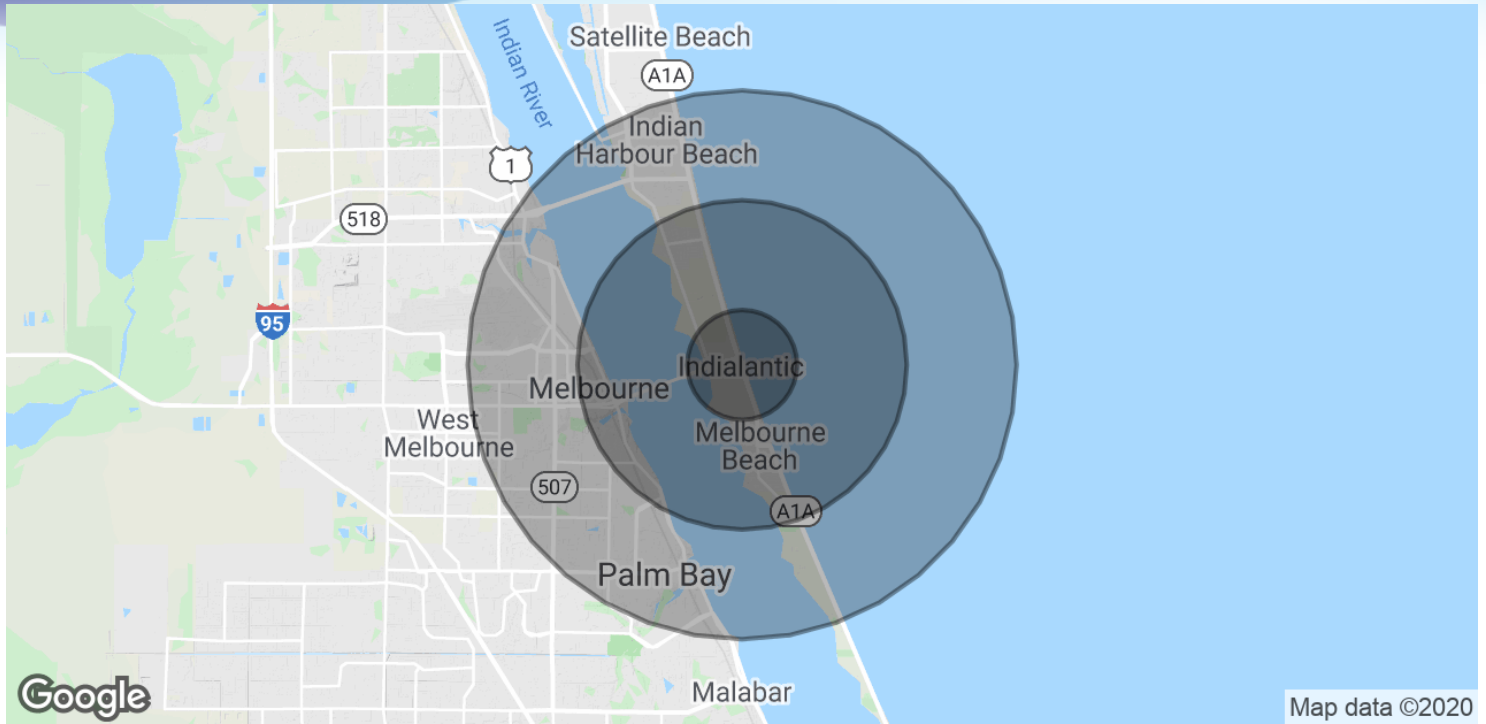
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,440	19,729	61,391
Average age	48.5	46.9	46.8
Average age (Male)	47.1	45.0	44.6
Average age (Female)	50.2	47.6	48.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,058	8,539	27,017
# of persons per HH	2.3	2.3	2.3
Average HH income	\$100,566	\$80,912	\$66,986
Average house value	\$414,032	\$354,201	\$271,580

* Demographic data derived from 2010 US Census

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