

1465 Cypress Avenue

Melbourne , FL 32935

FOR SALE: Stand Alone Building in the Heart of Melbourne



OFFERING SUMMARY

Sale Price: \$475,000

Acreage: 0.2 Acres

Facility SF: 4,240 SF

Zoning: City of Melbourne (C-E)

PROPERTY OVERVIEW

Stand-Alone Commercial/Industrial Building. CBS Exterior. New Roof 2019. 3-Phase Power. 100% HVAC. Recently Updated Electrical. Building Dimensions Estimated 40' Wide x 106' Deep +/- Large Lobby/Reception, 4 Large Open Rooms for Storage/Assembly/Cubes, Skiff Room, Kitchen/Break Area, 2 Restrooms (1 with Shower). Flexible C-E Zoning Allows: Dog Daycare, Light Assembly, Child Care, Electronic Assembly, Light Manufacturing, Warehousing, Wholesaling & More! Business will Relocate Upon Sale of Building. Building also Available For Lease (Call for Details)!

LOCATION OVERVIEW

Located just north of the high-traffic Eau Gallie Boulevard & US1 Intersection. Walking Distance to the Downtown Eau Gallie Arts District (EGAD) and all of the shopping, restaurants, and amenities that it has to offer. Centrally located in Melbourne, just a short drive away from Beachside, US1 & I-95 making this property easily accessible from the rest of the county. Make this the future home for your business today!!



Individual Members
Michael S. Ullian
Adam Rathbun

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Additional Photos



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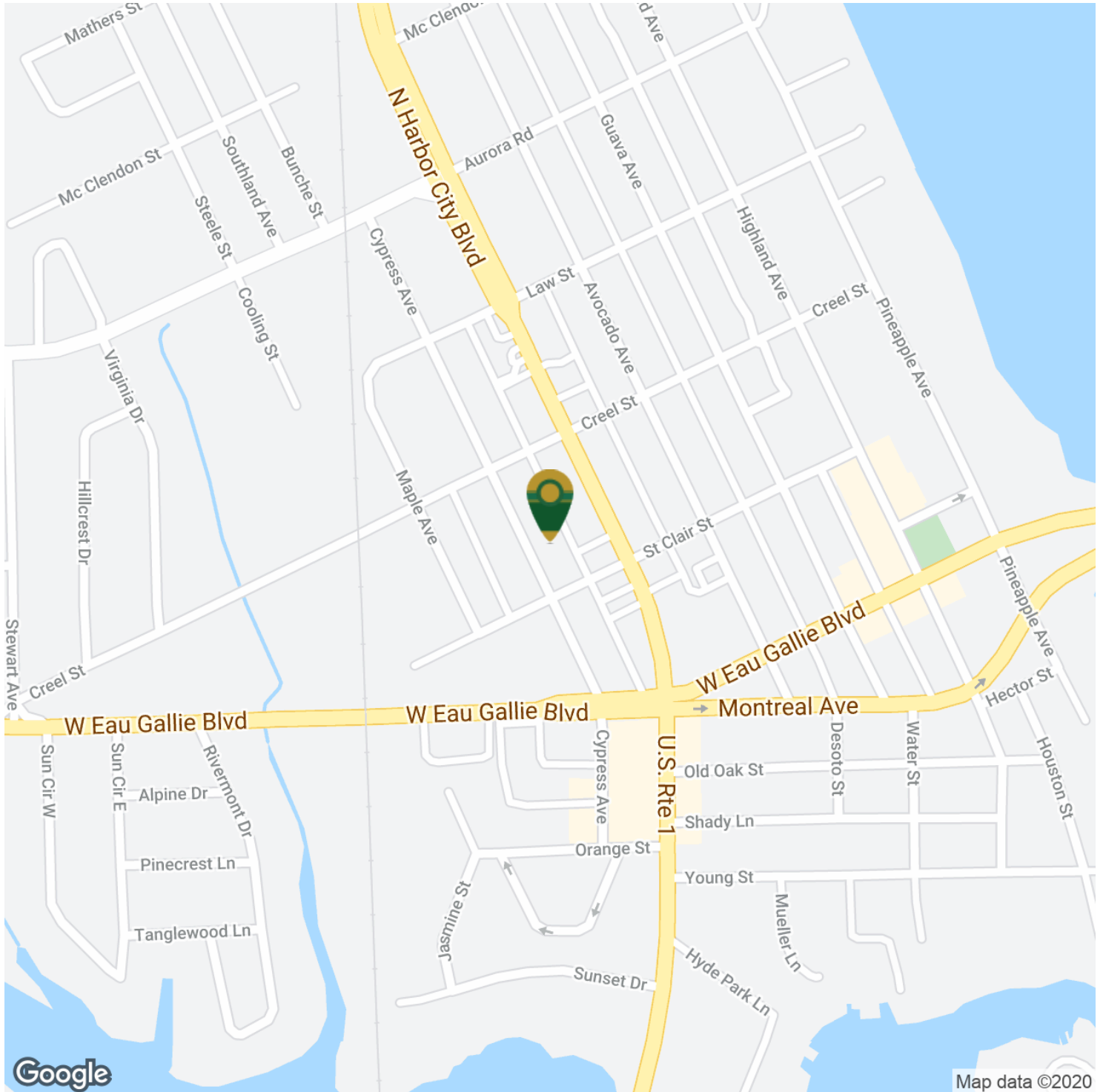
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Location Maps



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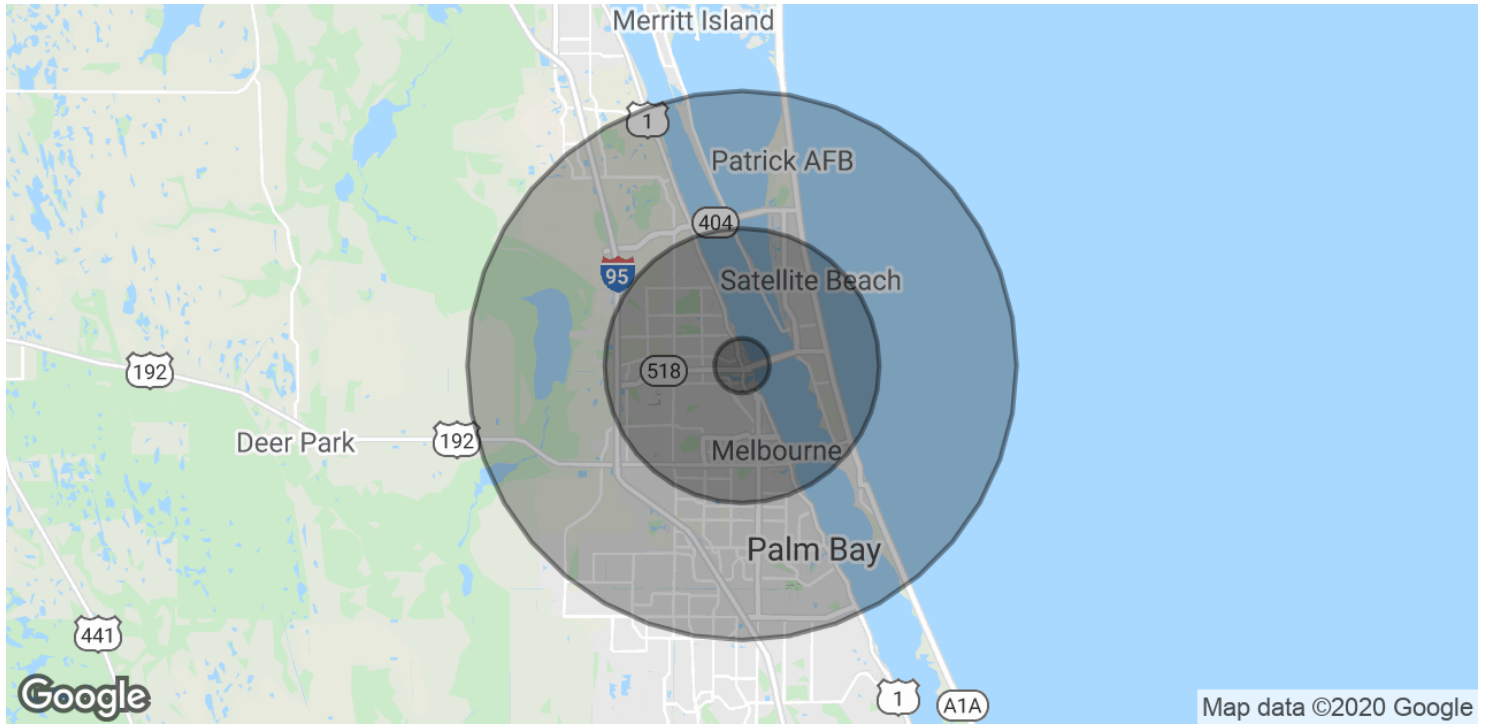
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,060	123,435	270,351
Average age	43.4	45.1	44.3
Average age (Male)	42.4	43.3	42.6
Average age (Female)	44.9	46.6	45.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,756	52,885	111,831
# of persons per HH	2.2	2.3	2.4
Average HH income	\$45,977	\$65,217	\$66,554
Average house value	\$178,147	\$232,749	\$238,648

* Demographic data derived from 2010 US Census



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