

185 Westover Drive

West Melbourne, FL 32904

FOR SALE: Industrial / Office / Residential Building in Heart of Melbourne



OFFERING SUMMARY

Sale Price: \$525,000

Acreage: 0.75 Acres

Facility SF: 3,166 SF

Zoning: City of West Melbourne
Integrated Business (IB)

PROPERTY OVERVIEW

3,166 SF Building on 0.75 Acres of 100% Fenced Land!
Zoning Allows: Outdoor Storage, Plant Nurseries, Office, Single/Multi-Family Residential, Automobile Repair/Sales & More!
Corner Lot. Frontage on Westover Drive, Dorchester Avenue & Sunset Drive.
Building has Reception, Multiple Private Rooms for Office/Conference, 3 Restrooms, Kitchen/Break Room & Approximately 1,400 SF Non-HVAC Garage/Warehouse.
City Water/Sewer; FPL. Fiber Available at Street.

LOCATION OVERVIEW

Located in the heart of West Melbourne approximately halfway between I-95 and the Atlantic Ocean. Close proximity to the Melbourne Square Mall, Melbourne International Airport, Historic Downtown Melbourne and all of the restaurant, retail, office and residential that the area has to offer. Perfect for an owner user or redeveloper, make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com



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Retailer Map



Map data ©2021



Individual Members
Michael S. Ullian
Adam Rathbun

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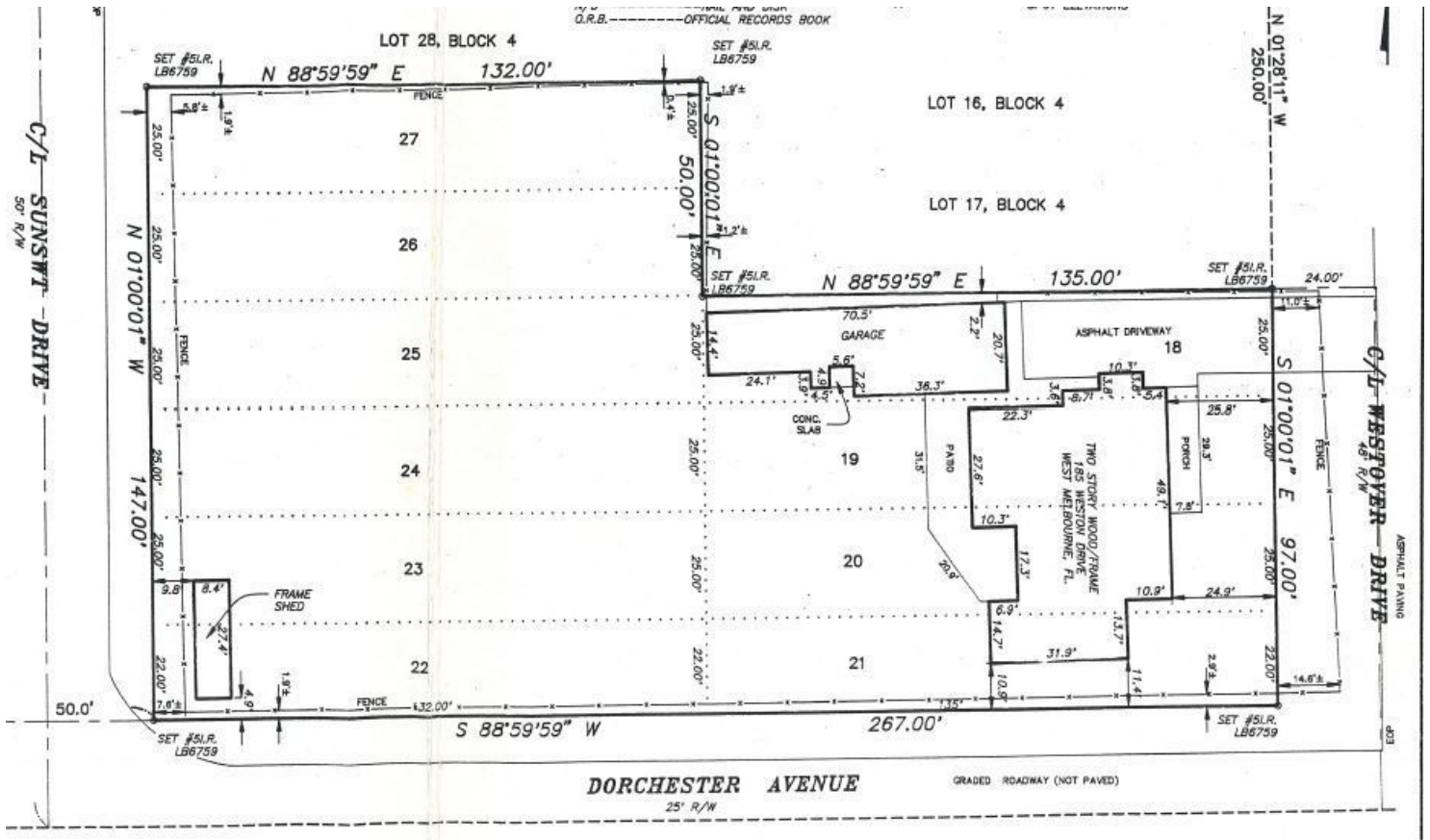


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Survey



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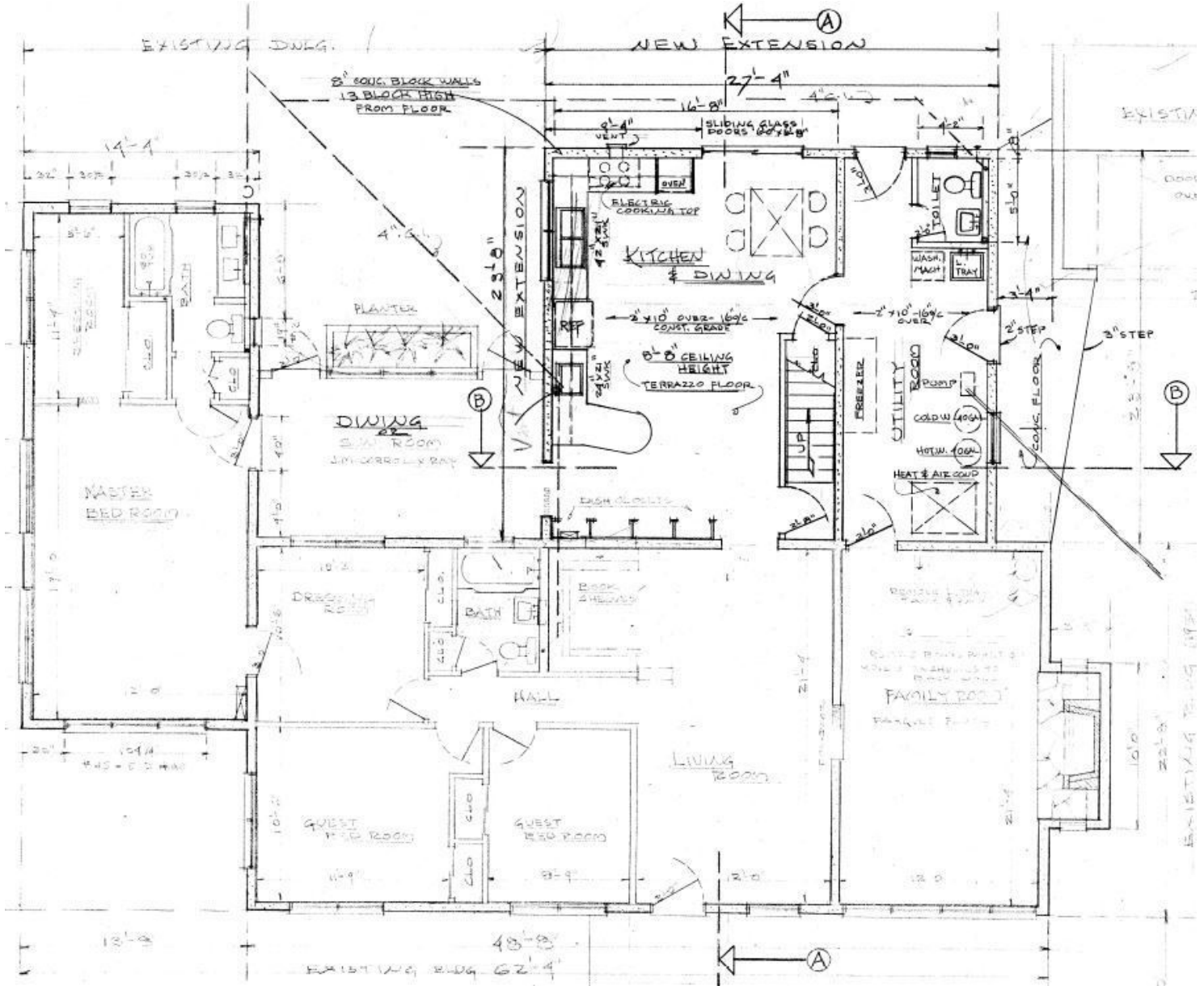


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Floor Plan



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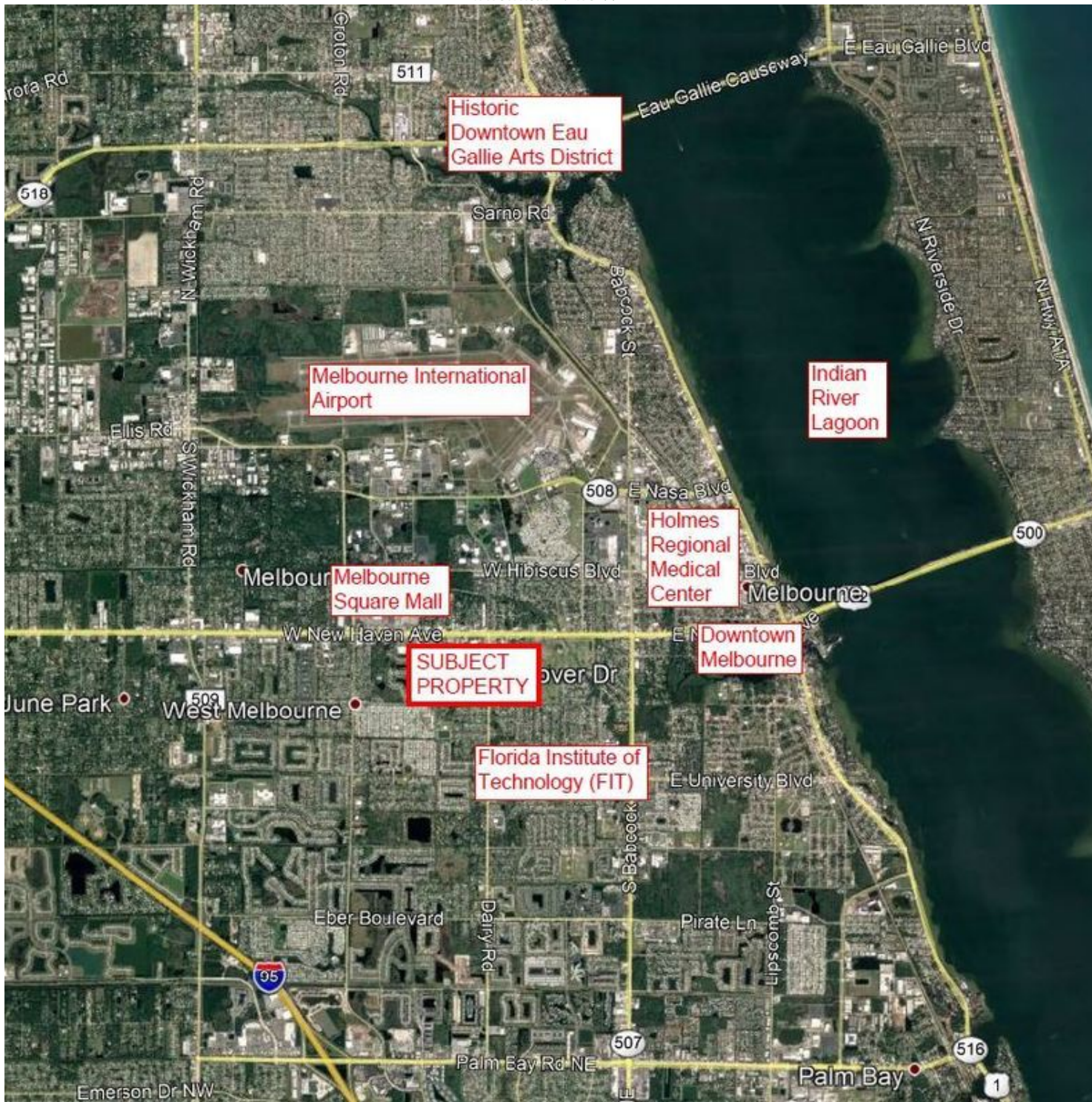


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Aerial View



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Additional Photos



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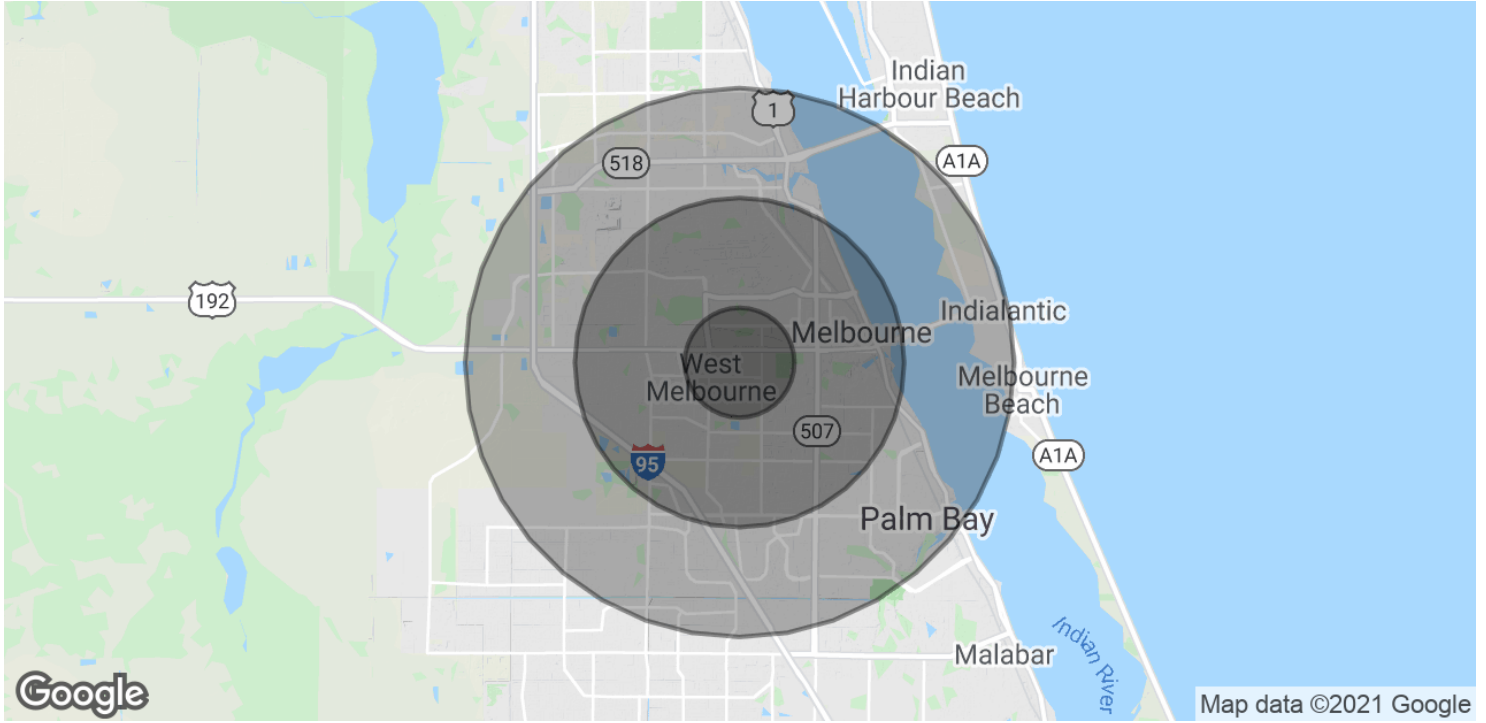


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,178	50,413	133,673
Average age	43.2	43.6	43.5
Average age (Male)	40.9	40.8	40.7
Average age (Female)	46.0	45.3	45.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,483	21,154	56,382
# of persons per HH	2.5	2.4	2.4
Average HH income	\$58,938	\$53,067	\$55,311
Average house value	\$191,230	\$186,394	\$174,456

* Demographic data derived from 2010 US Census



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