

438 Nieman Avenue

Melbourne, FL 32901

Stand-Alone Office Building in the Heart of Melbourne!



OFFERING SUMMARY

Sale Price: \$145,000

Acreage: 0.13 Acres

Facility SF: 768 SF

Zoning: City of Melbourne
General Commercial
(C2)

Utilities: City Water/Sewer; FPL

PROPERTY OVERVIEW

768 SF Stand-Alone CBS Office Building with Flat Membrane Roof.
No HOA or Association Fees!

Interior: 3 Large Offices, 1 Full Bathroom with Shower & Utility/Storage Room.
Tile Flooring & Drop Ceiling Throughout. 100% HVAC & Lighted.
2 Entrances. Property Partially Fenced.

Zoning Allows: Office, Medical, Child Care, Electronic Assembly, Retail & More!
All Furniture/Inventory/Vehicles will be Removed Prior to Closing.
2021 Property Taxes were \$1,394.95

LOCATION OVERVIEW

Located in the heart of Melbourne approximately halfway between SR 192 & Eau Gallie Boulevard. Close proximity to the Melbourne International Airport, Downtown Melbourne, Downtown Eau Gallie Arts District and all of the other dining, beaches, daycare, residential & industrial that Melbourne has to offer. Easily accessible via nearby US1, Babcock Street & Apollo Boulevard. Make this the future home for your business today!!



Michael S. Ullian, President, CCIM, SIOR

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Zachary Ullian

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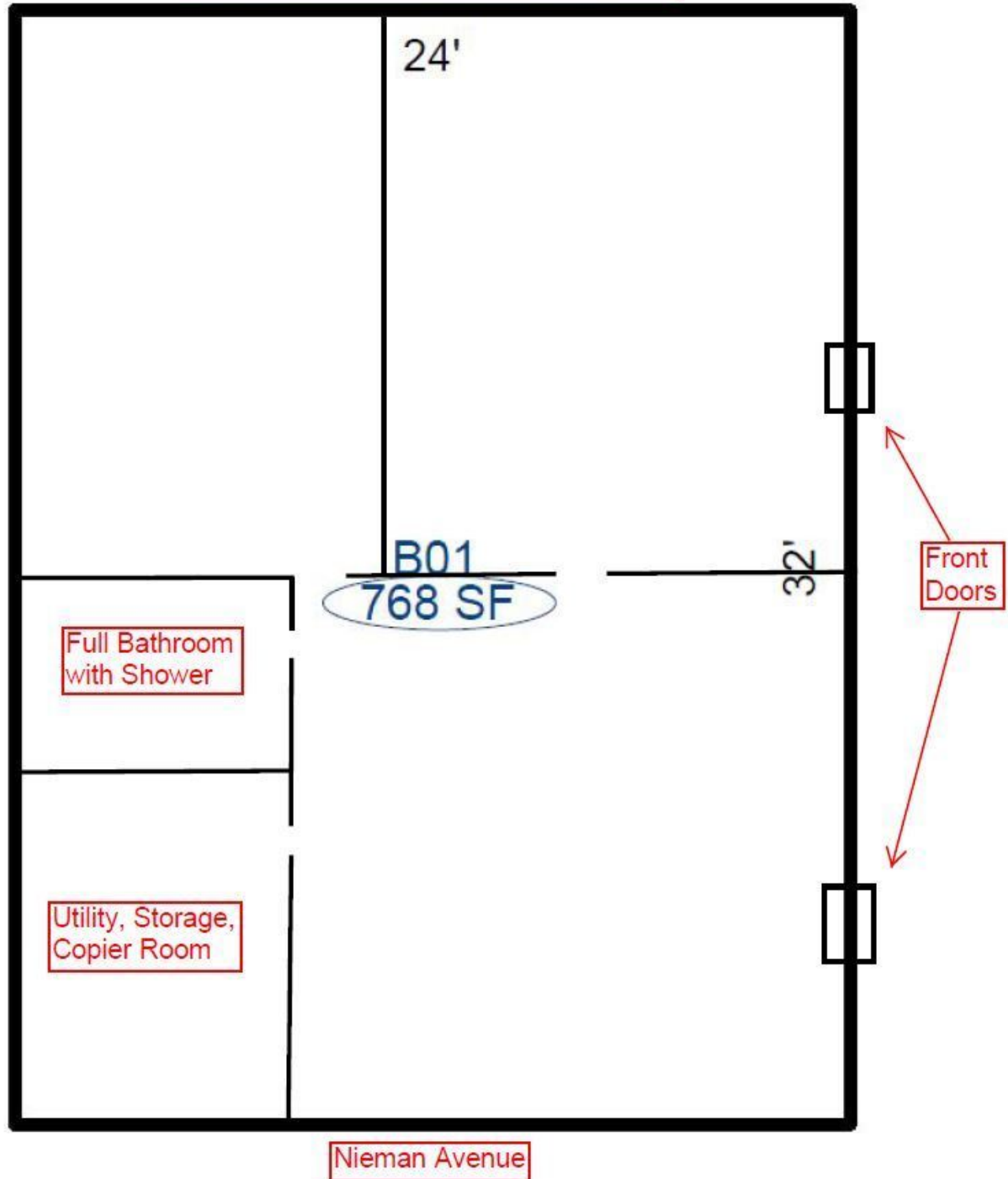


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Floor Plan

Dimensions & Boundaries are Estimated



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SIOR
Individual Members
Michael S. Ullian
Adam Rathbun

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Additional Photos



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Surrounding Businesses



Map data ©2021



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