

# Commercial Spa / Massage Building In Downtown Melbourne

412 E. New Haven Avenue, Melbourne, FL 32901

**Stand Alone Building / Recently Renovated / Private Parking Lot / Flexible Zoning**



## OFFERING SUMMARY

<b>Sale Price:</b>	\$949,000
<b>Acreage:</b>	0.46 Acres
<b>Facility SF:</b>	4,400 SF
<b>Zoning:</b>	City of Melbourne Neighborhood Commercial (C1)
<b>Utilities:</b>	City Water/Sewer, FPL, Natural Gas

## PROPERTY OVERVIEW

Interior: Reception/Waiting Room, Multiple Massage Rooms, Sauna, Steam Room, 3 Scrub Rooms, Washer/Dryer Hookup, 2 Restrooms.  
Renovated in 2019. New Shingle Roof in 2021.  
Carpet, Wood Laminate & Tile Flooring. 100% HVAC with Drop Ceiling.  
Zoning: Service Business, Retail, Office, Laboratories (Medical) & More!  
15-Paved/Striped Parking Spaces with Additional Street Parking.  
Exposure to Estimated 14,700 VPD on E. New Haven Avenue.  
Currently Occupied (Call for Details) DO NOT DISTURB TENANT

## LOCATION OVERVIEW

Excellent opportunity to purchase a Stand-Alone building with a PRIVATE parking lot in the Heart of Downtown Melbourne! Close proximity to Hotel Melby, Highline Apartments, and all of the beaches, restaurants, and shopping that the area has to offer. Melbourne International Airport is less than a 10-minute drive away which is significant as TUI Airlines recently announced they will be flying an estimated 156,000 tourists to Melbourne annually. Call today for a tour!



**Adam Rathbun, CCIM, SIOR**

Licensed Real Estate Broker  
Cell: 321.266.9200  
adam@ullianrealty.com

**Zachary Ullian**

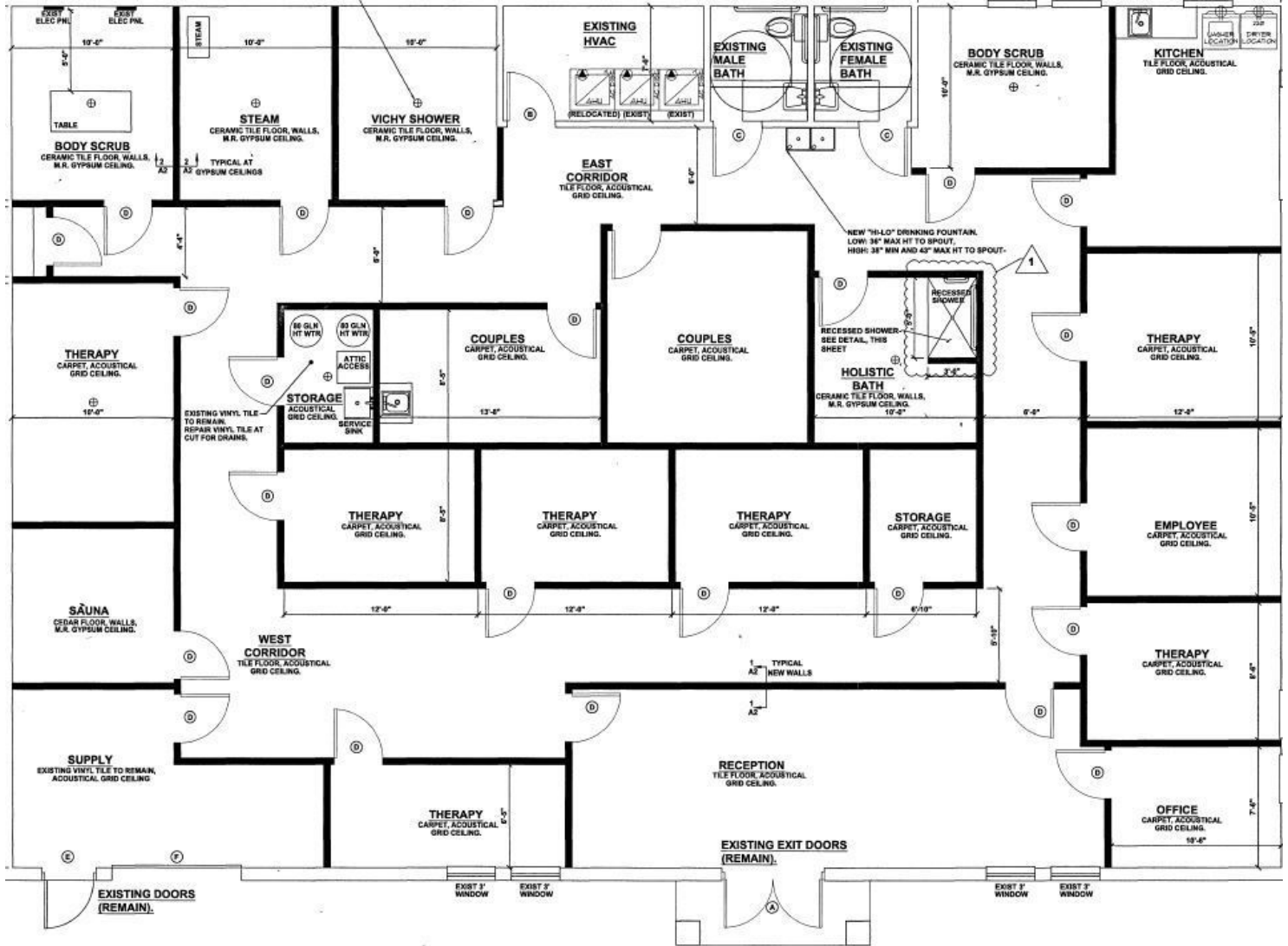
Licensed Real Estate Sales Associate  
Cell: 321.750.3439  
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## Additional Photos



Individual Members  
Michael S. Ullian  
Adam Rathbun

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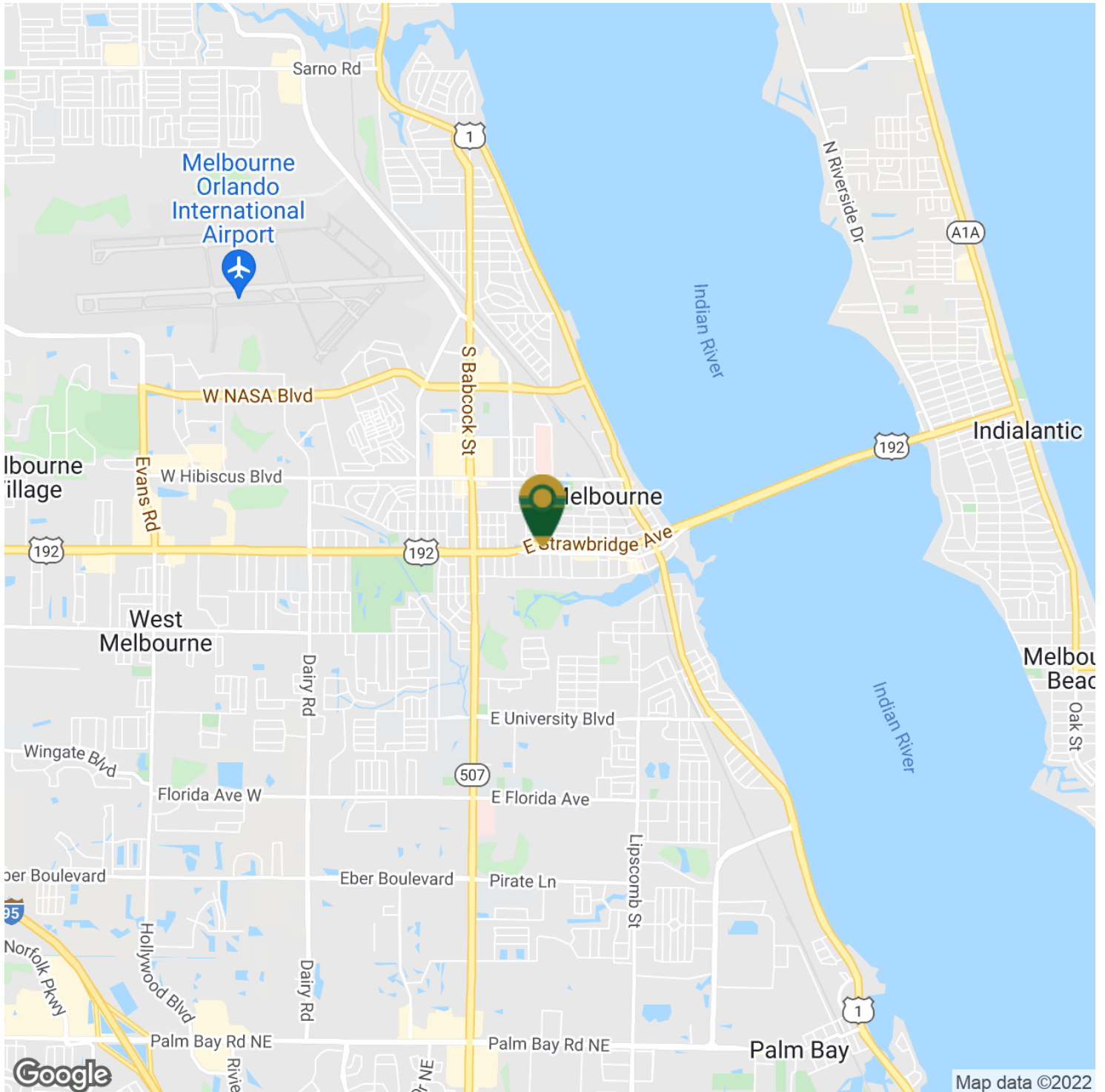


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Location Map



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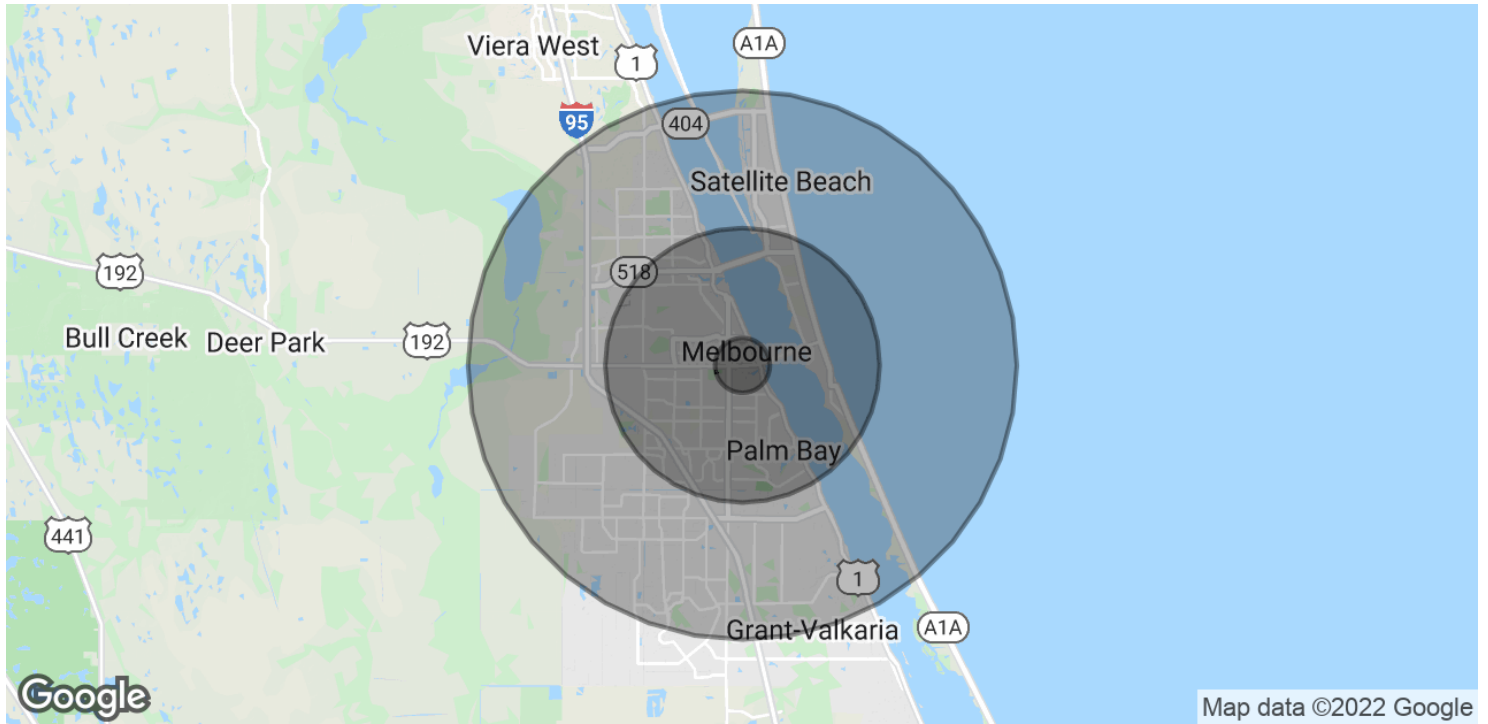
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,510	123,477	275,708
Average Age	45.1	44.2	43.6
Average Age (Male)	43.2	41.4	41.8
Average Age (Female)	41.7	46.7	45.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,939	53,051	112,130
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$40,680	\$58,669	\$64,120
Average House Value	\$198,950	\$199,390	\$231,314

\* Demographic data derived from 2010 US Census



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