The ULLIAN REALTY Corporation

Stand-Alone Commercial Building In Heart Of Melbourne

402 S. Babcock Street, Melbourne, FL 32901

Flexible Zoning / Concrete Block / Centrally Located / High Exposure

OFFERING SUMMARY

Sale Price:	$325,000
Acreage:	0.24 Acres
Facility SF:	2,096 SF
Zoning:	City of Melbourne Neighborhood Commercial (C1)
BCPA Tax Account #:	2728814 & 2728825

PROPERTY OVERVIEW

Interior: Reception Area, 1 Private Office, 3 Restrooms. Rest is Open Space.
Terrazzo / Tile Flooring. Mix of Exposed / Drop Ceiling.
Seller Installing New HVAC in Portion of Building. (Call for Details).
Mix of Twin T Concrete Roof (Recoated 2016) & Shingle Roof (Replaced 2021)
Zoning: Office, Child Care, Medical, Retail, Single Family Residential & More!
Exposure to Estimated 19,000 VPD on Babcock Street.
5 Paved/Striped Parking Spaces. Potential to Add Parking in Back.
Utilities: City Water/Sewer, FPL
2021 Property Taxes were $2,975.39.

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, Melbourne Square Mall and all of the other dining, beaches, daycare and schools that Melbourne has to offer! Easily accessible via nearby US1, Nasa Boulevard & Apollo Boulevard. Make this the future home for your business today!

CCIM Individual Members Michael S. Ullian Adam Rathbun

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Surrounding Businesses

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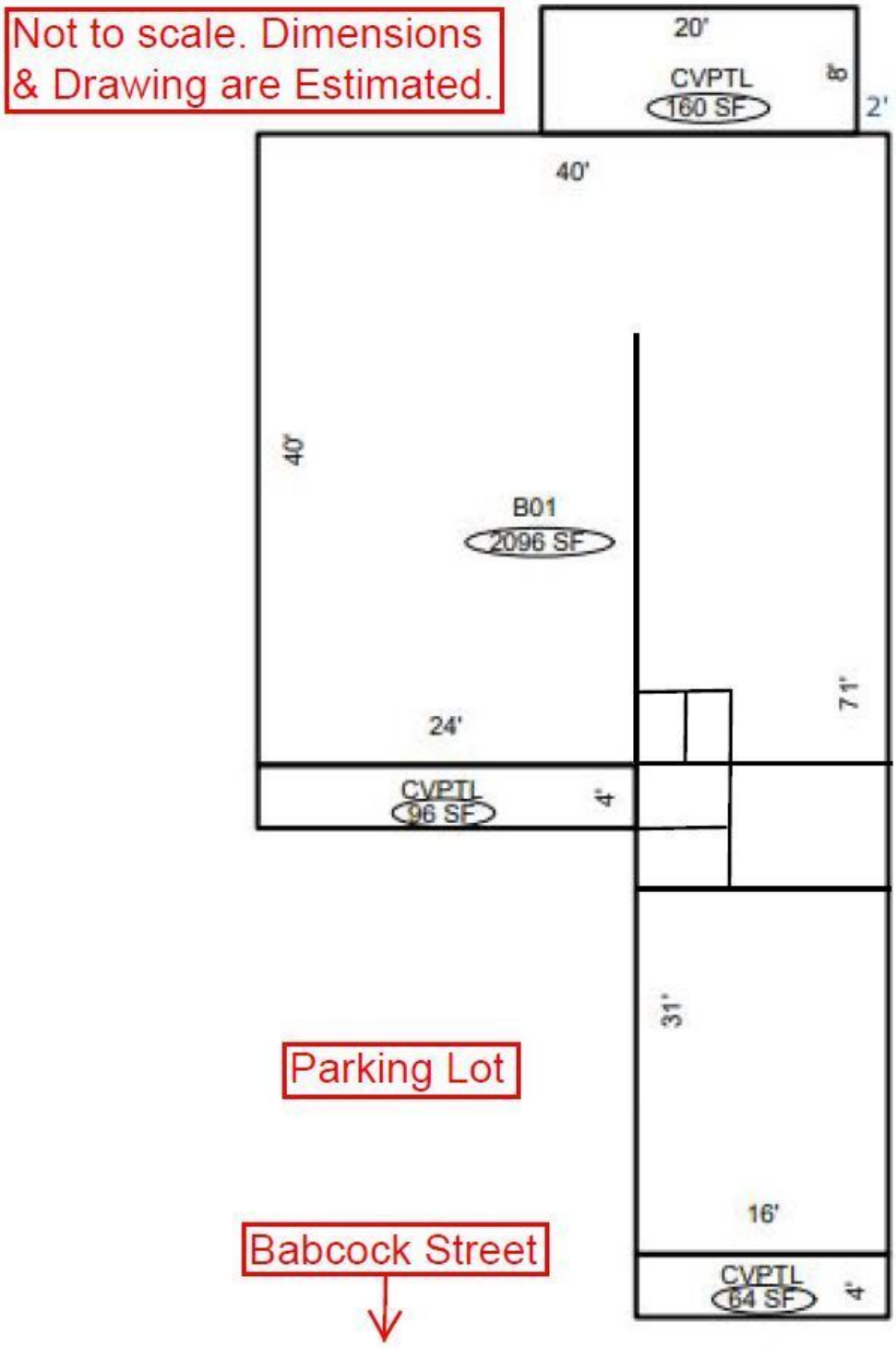
Floor Plan (Not to Scale)



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Interior Photos

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Aerial & Exterior Photos

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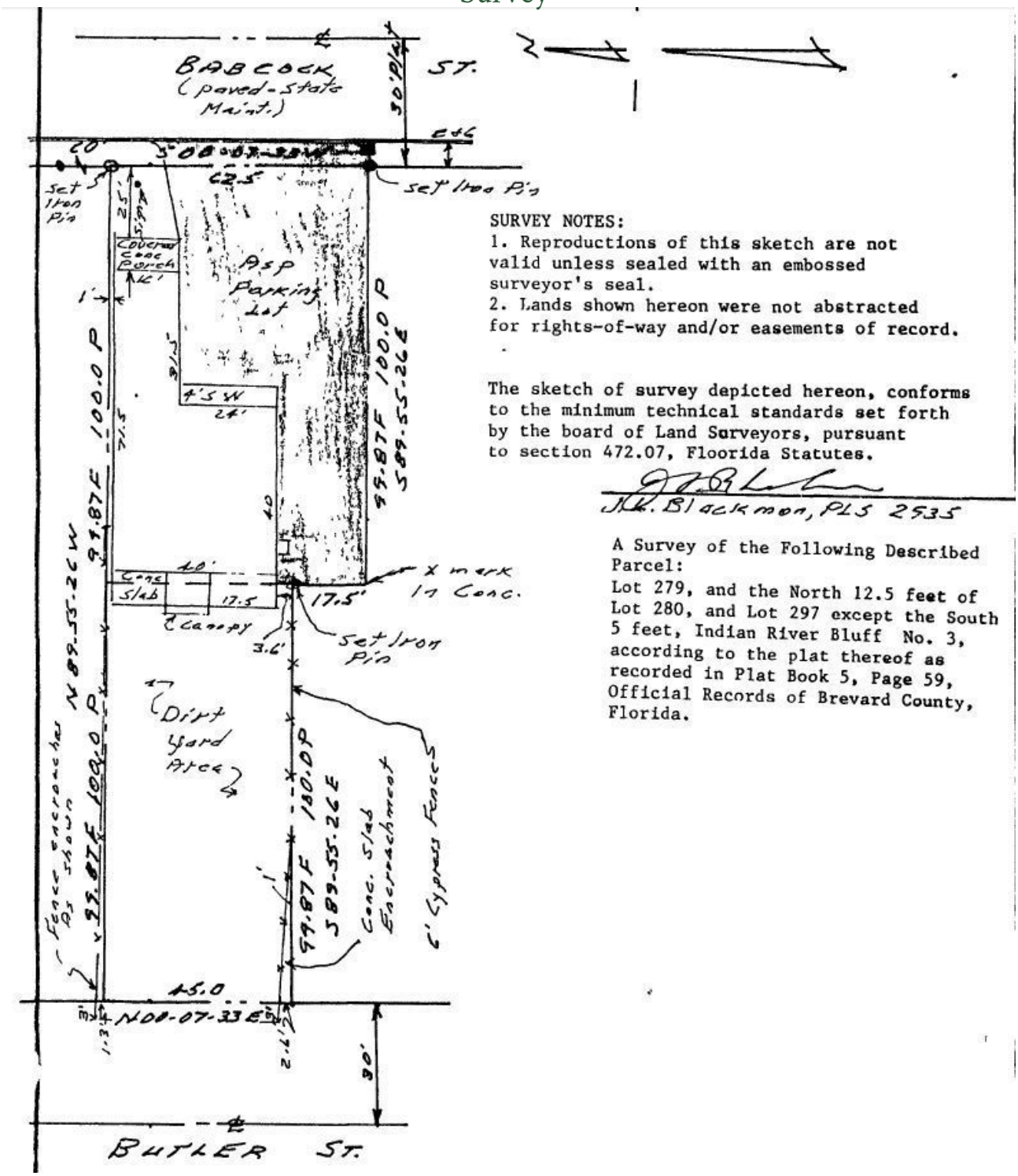
Survey



SURVEY NOTES:
1. Reproductions of this sketch are not valid unless sealed with an embossed surveyor's seal.
2. Lands shown hereon were not abstracted for rights-of-way and/or easements of record.

The sketch of survey depicted hereon, conforms to the minimum technical standards set forth by the board of Land Surveyors, pursuant to section 472.07, Floorida Statutes.

M. Blackmon, PLS 2535

A Survey of the Following Described Parcel:
Lot 279, and the North 12.5 feet of Lot 280, and Lot 297 except the South 5 feet, Indian River Bluff No. 3, according to the plat thereof as recorded in Plat Book 5, Page 59, Official Records of Brevard County, Florida.

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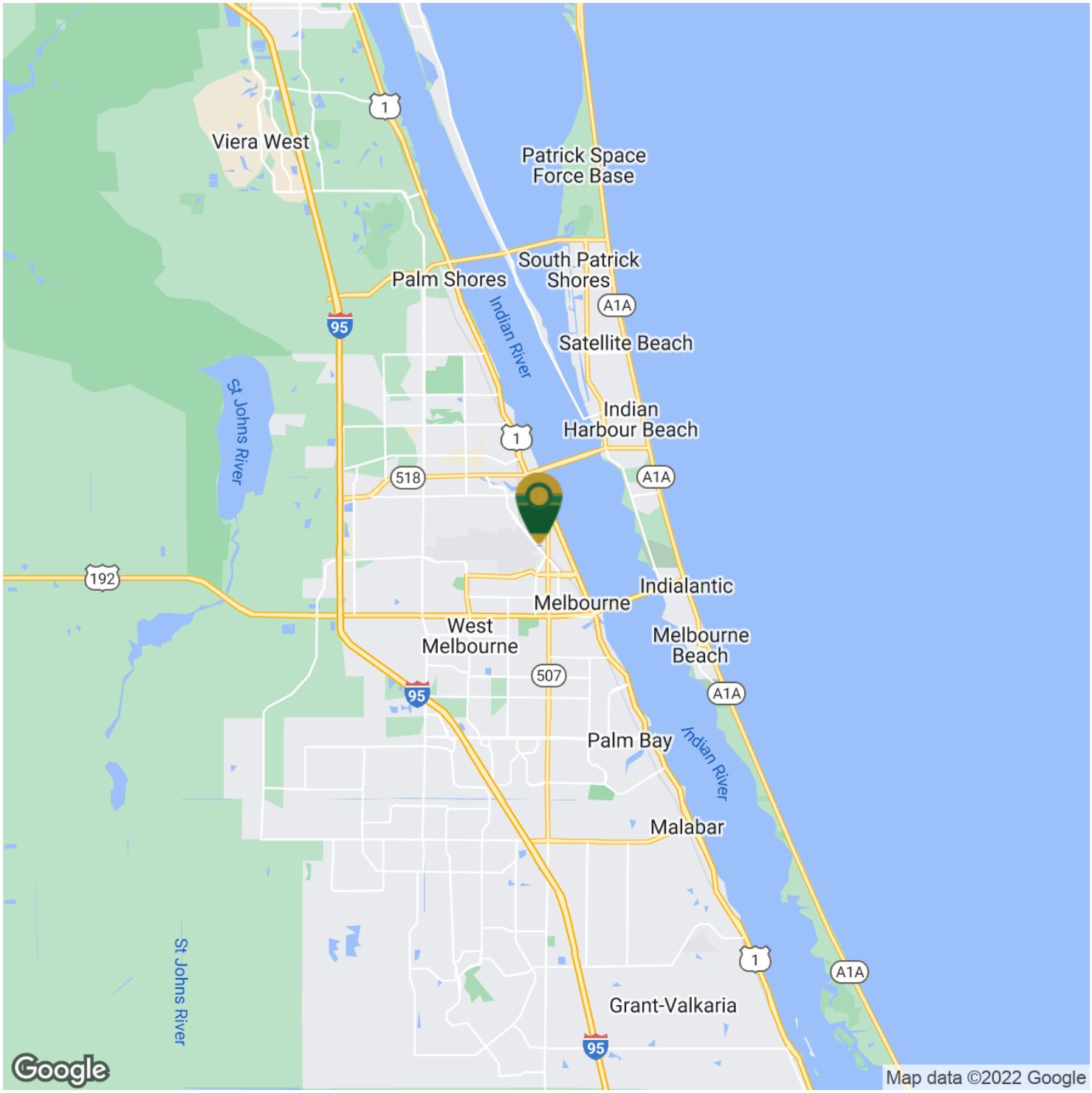
Location Map



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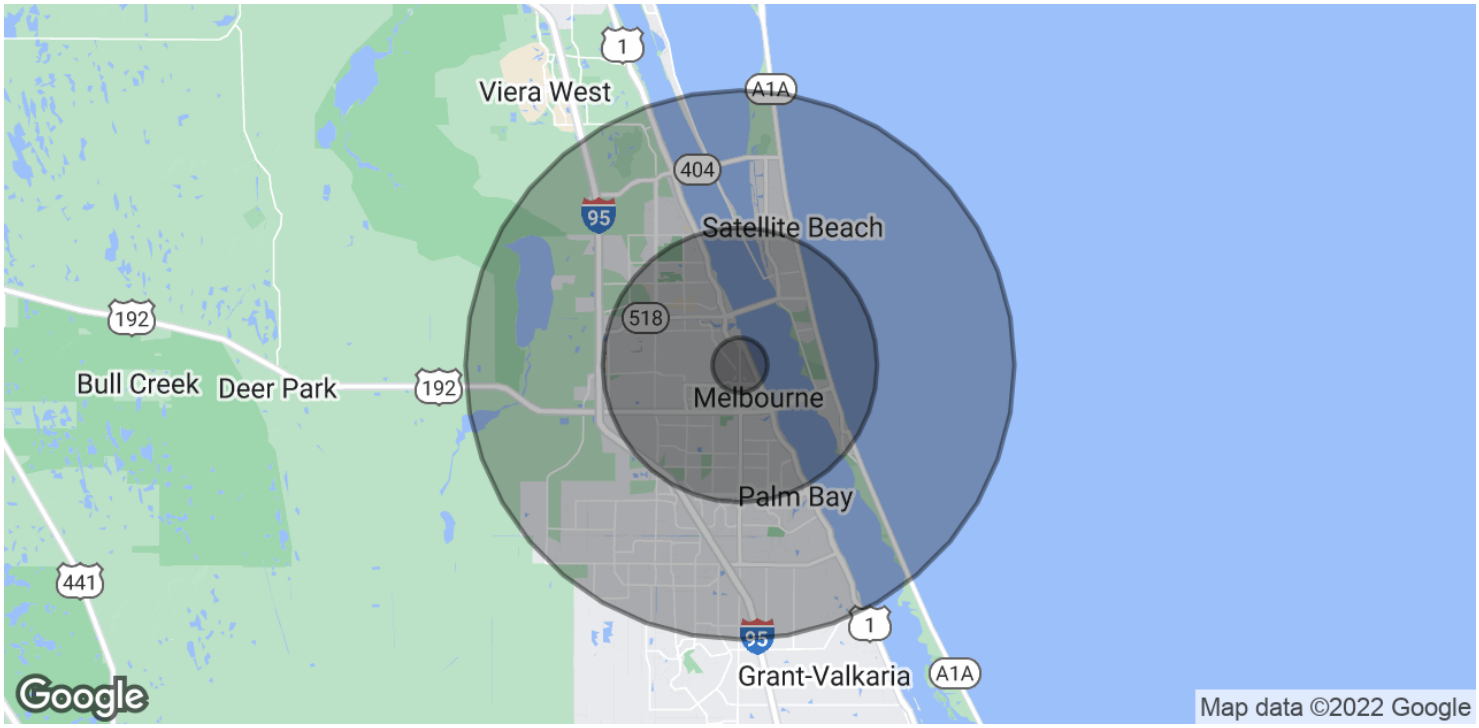
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,609	129,717	276,222
Average Age	49.4	44.8	43.8
Average Age (Male)	45.2	42.5	42.0
Average Age (Female)	52.6	46.6	45.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,266	56,439	112,911
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$41,664	$60,215	$65,112
Average House Value	$195,375	$212,314	$232,264

** Demographic data derived from 2010 US Census*

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