



OFFICE - MULTI PURPOSE BUILDING FOR SALE

Freestanding Office Building On .76 Acres With Direct Highway Visibility

4241 N US Highway I Melbourne, FL 32935

FOR SALE | \$399,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
321.722.0707 X14
brian@teamlbr.com

EXECUTIVE SUMMARY

• 4241 N US Highway I Melbourne, FL 32935



OFFERING SUMMARY

Sale Price:	\$399,000
Price / SF:	\$166.25
Lot Size:	0.76 Acres
Year Built:	1952
Building Size:	2,400 SF
Renovated:	2016
Zoning:	BU-I
APN#:	26-37-32-52-00000.0-0022.01

BEAUTIFUL INTERIOR OFFICE SPACE

Entry Reception Area
Configuration of Open Area and Separate Walled Office Space
Beautiful Interior with Crown Molding
Wood Laminate Floors
Recessed Lighting
Well Suited for Adult Day Care, Children's Day Care, Physical Therapy Office, Montessori School or General Office Use
Kitchenette and Multi Purpose Room
Two Large Sheds on Property
Handicap Ramp on Side of Building
30 x 30 Foot Screened Gazebo with Tile Roof and Electric
Large Back Yard Space with Astroturf and Trellis Features
Fenced Yard Space for Additional Parking
Direct Frontage and Pylon Signage on US Highway I - Melbourne 32935
Metal Roof

LOCATION OVERVIEW

Convenient High Traffic Location
Zoned BU-I

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

INTERIOR PHOTOS

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ADDITIONAL PHOTOS

• 4241 N US Highway I Melbourne, FL 32935



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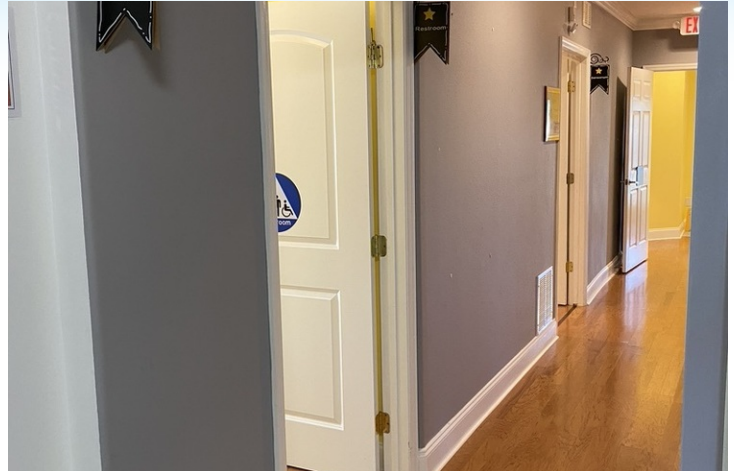
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EXTERIOR PROPERTY PHOTOS

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RECEIVED
OCT 08 2019
BY:



PROPOSED
COVER

APPROVED FOR CONSTRUCTION
Permit No. 19BC21471
Date: October 11, 2018

AAL LAND SURVEYING SERVICES, INC.

[illegible]

LOCATION MAPS

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