

2-Unit Professional Building Perfect for Investor/Owner-Use



1335 Valentine St. & 1326 Pine St. | Melbourne, FL 32901



\$799,000

This property features nearly 12,000 sq. ft. of parking and asphalt driveway space, over 40 parking spaces, dual road access from Valentine St. and Pine St., and a metal hip roof with rolled flat top.



Curri Commercial
Cameron Combs, Realtor (321) 800-4656
Office (321) 956-5006
1097 S. Patrick Dr, Satellite Beach, FL 32937
www.CurriCommercial.com

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Unit #1 is ideally set-up for medical lab use



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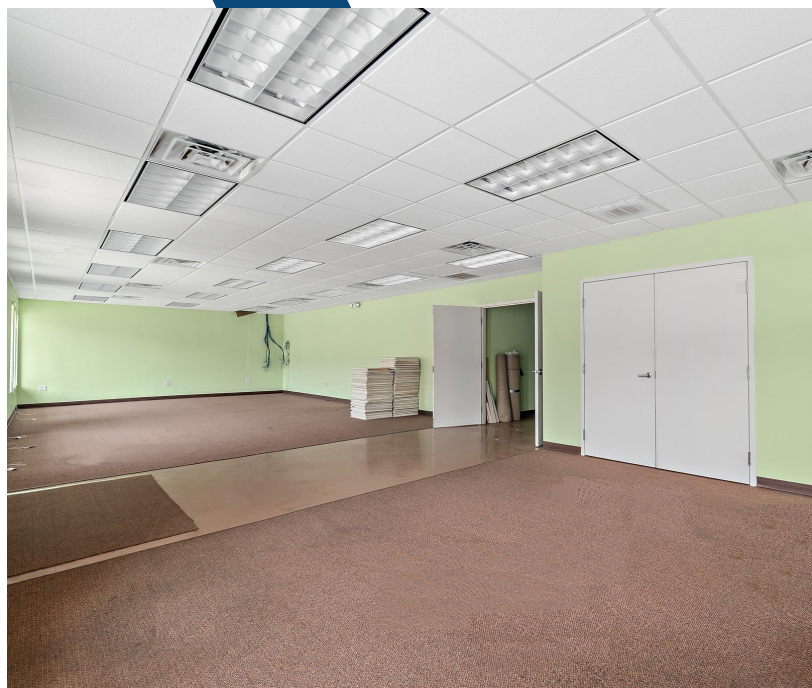
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Unit #2 has a wide open floorplan



1326 Pine Street | Melbourne, FL 32901



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Features



335 Valentine St. & 1326 Pine St. | Melbourne, FL 3290



Unit #1

- ▶ Acoustic Ceiling
- ▶ Central Air & Heat
- ▶ Lots of Windows/Natural Light
- ▶ Kitchenette
- ▶ Double Front Doors
- ▶ Private Office
- ▶ 1.5 Baths
- ▶ Currently Vacant

Unit #2

- ▶ Meticulously Maintained
- ▶ Central Air & Heat
- ▶ Handi-cap Accessible
- ▶ Lobby/Reception Area
- ▶ Multiple Offices/Patient Rooms
- ▶ Kitchen
- ▶ Conference Room
- ▶ Currently Owner Occupied
- Would Consider a Lease Back

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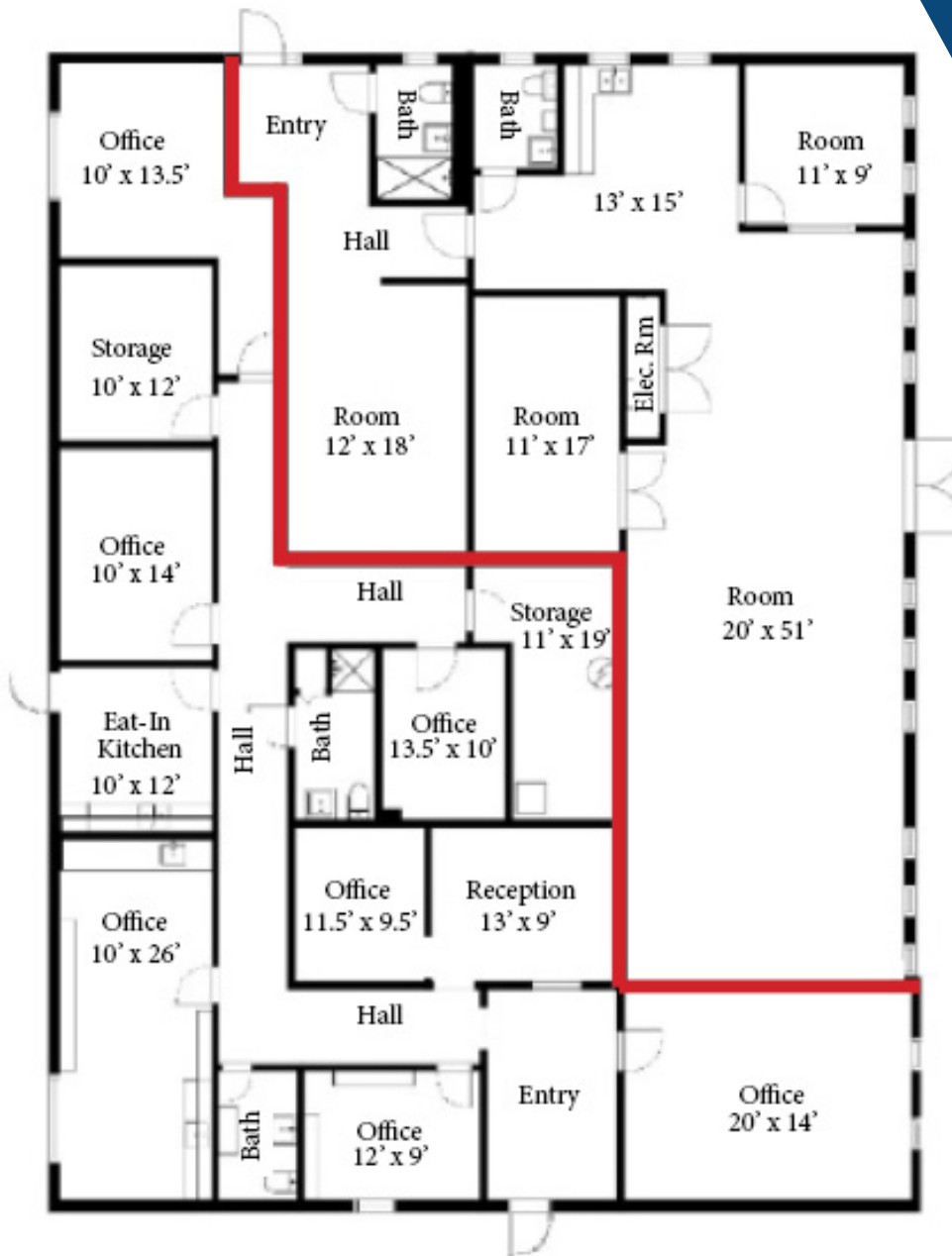
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Floor Plan



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(All dimensions are approximate.)



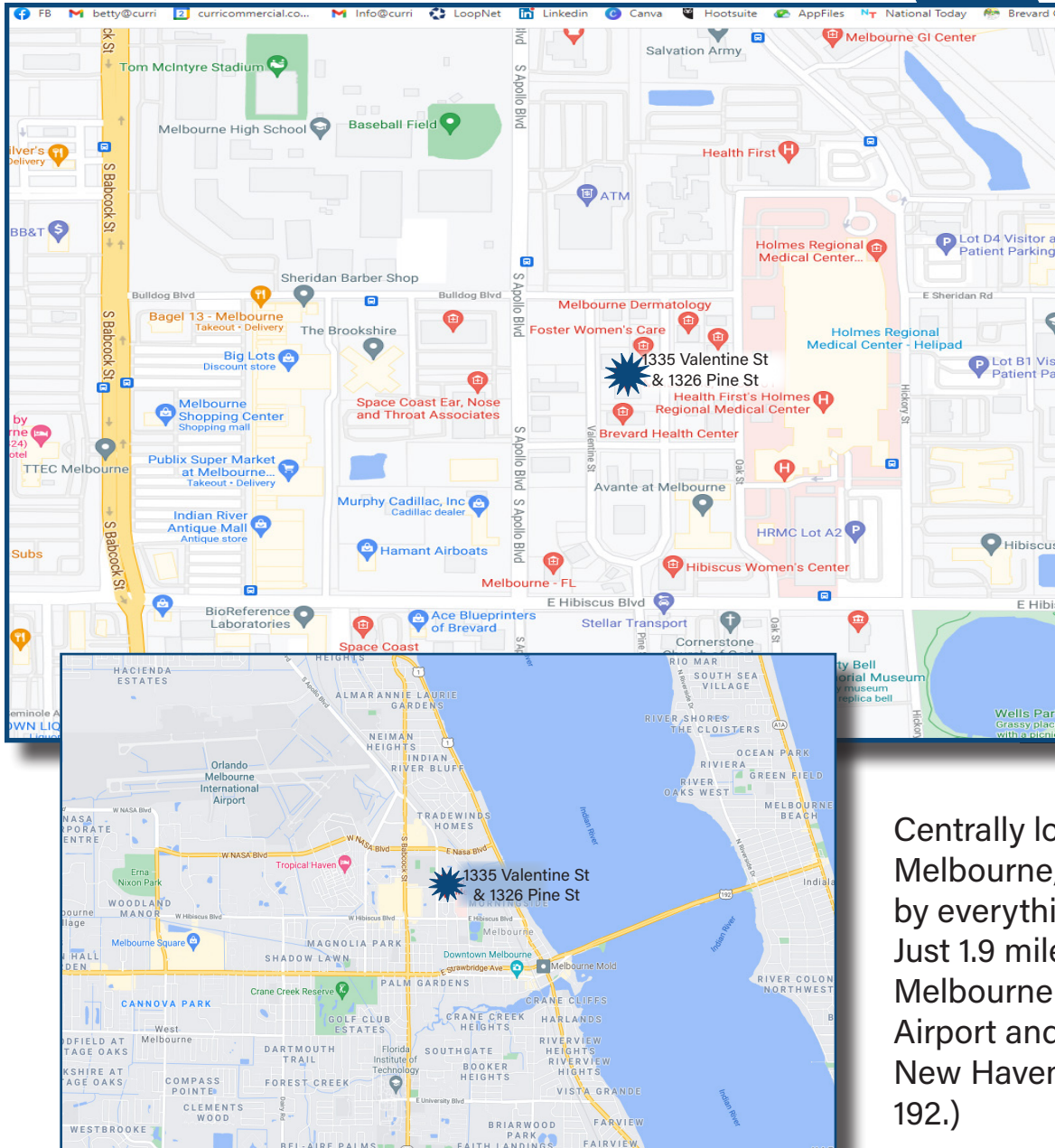
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Map



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Centrally located in Melbourne, and surrounded by everything medical! Just 1.9 miles from the Melbourne International Airport and 1 mile north of New Haven Avenue (SR 192.)

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