

956882 Active Commercial - Sale

211 Nieman Ave, Melbourne, FL 32901

\$721,000



Area:	330 - Melbourne South	Type:	Commercial
General County Loc:		Use Code:	77 / CLUBS, LODGES, UNION HALLS
Acres:	1.49	Property Use:	C-CLUBS, LODGES, AND UNION HALLS (7700)
Total Building Area:	7,687	Current Zoning:	
Total Units:	1	Tax Acct:	2728778
# of Stories:	1	Tax ID:	27-37-28-75-00000.0-0154.00
DOM:	67	Real Estate Taxes:	1,344.43
Cumulative DOM:	67	Tax Year:	2022
Year Built:	1962	Subdivision:	
		Condo:	
		Annual Condo/Assoc Dues:	
		R.E. Taxes:	

Legal Desc: NIEMAN HEIGHTS LOTS 154 THRU 159, 184 THRU 188 & E 1/2 OF VACATED BRANCH STREET ON WEST & PART OF W 1/2 OF VAC ST AS DES

Narrative: PRICE ADJUSTMENT!! REDUCED!!! Need Notice to Show , Please! 24-48 hrs would be great if possible..... Think Outside the Box, could be CHURCH, EDUCATION FACILITY, CLUB, VENUE, ETC..... Lots of Parking!!!!

Directions: Neiman Ave Between the Courthouse and Babcock Street

Expenses:

Proforma:

FEATURES

Current Lease: None

Sale Includes: Building & Land

Terms Considered: Cash; Conventional

Tenant Pays: None

Construction: Brick; Stucco

Building Info: Kitchen Facilities; Lobby; Lounge; Meeting Room; Public Restroom

Cooling: Ceiling Fan(s); Central Air; Electric

Heating: Other

Ceiling Type: Acoustic; Height Varies

Flooring: Carpet; Concrete

Fire Protection: Smoke Detector

Location: City

Possession: At Closing

Roof: Composition; Mixed; Wood Truss/Raft; Other

Security: Burglar Alarm

Special Info: City Jurisdiction; Corporate Owned

Possible Financing: Cash

Presented by

D. Michael Derrick

Derrick Real Estate Group, Inc

321-768-1999

mike@derrickrealestate.com

<http://www.derrickrealestate.com>

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Showing Details: 24 Hour Notice; Appointment Only; Appt Phone Nbr: 321-768-1999

Agent Remarks: PRICE ADJUSTMENT!! REDUCED!!! 1) SELLER SELLING "AS IS" 2) NEED 30 DAYS PLUS FOR TIME OF ACCEPTANCE, NEEDS BOARD APPROVAL 3) EXCEPTIONS TO EXCLUSIVE RIGHT OF SALE LISTING AGREEMENT FOR COMMERCIAL PROPERTY: DENNIS SADA and/or KEVIN SADA and/or ANY ENTITY THEY WOULD FORM WITH JUST THEMSELVES.

Office Only Remarks: Need Notice to Show , Please! 24-48 hrs would be great if possible..... Think Outside the Box, could be CHURCH, EDUCATION FACILITY, CLUB, VENUE, ETC..... Lots of Parking!!!!

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Agent/Broker Info

	Name	Office	Primary Phone	Office Phone	E-mail
LA	Natalie Ann Derrick	Derrick Real Estate Group, Inc	321-768-1999	321-768-1999	natalie@derrickrealestate.com
CLA	D. Michael Derrick	Derrick Real Estate Group, Inc	321-768-1999	321-768-1999	mike@derrickrealestate.com

List Dt: 02/09/2023

Contract Dt: 07/31/2023

Exp Dt: 07/31/2023

Withdraw Dt:

Contingency Type:

DOM/CDOM: 67/67

Original List Price: \$750,000

Price:

Owner Name: Melbourne Lodge #1744 Benevole

Comm/Buyer Agent: 3%

Tran. Agent: 3%

Comm/Non-Rep: 3%

Bonus/AMT: No

Var/Dual Rate: No

List Off Agency: Transaction Broker

List Type: Exclusive Right To Sell

Type of Svc: Full Service

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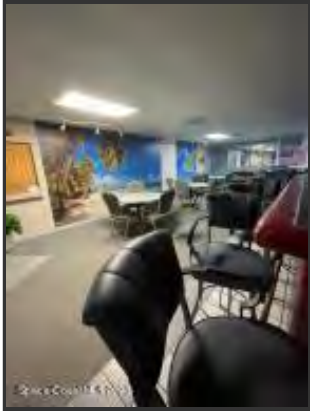
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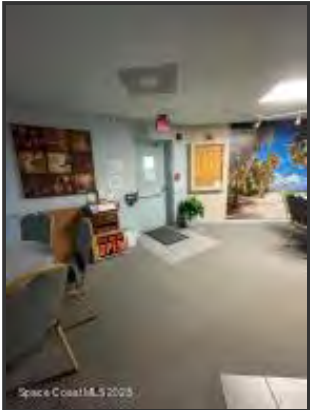
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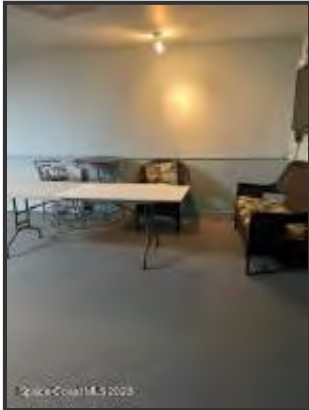
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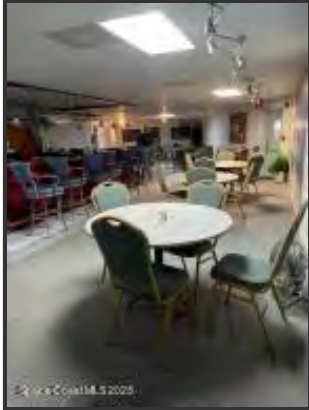
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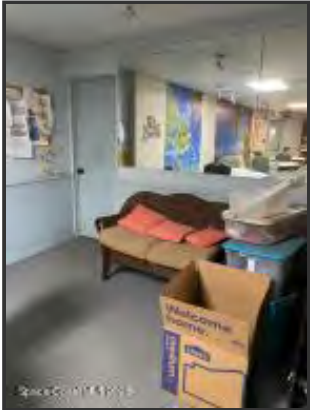
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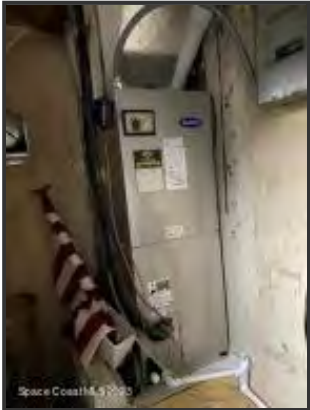
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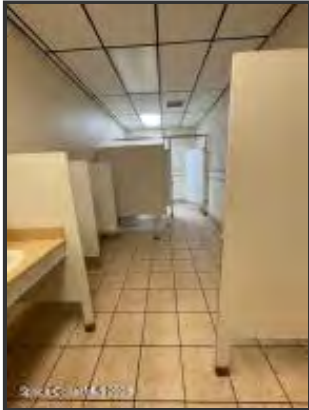
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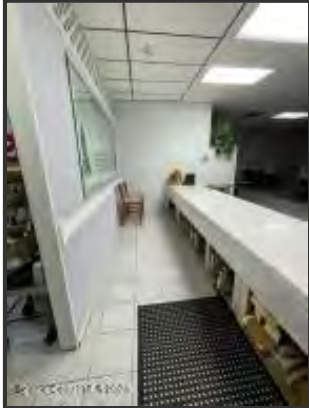
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