

Turnkey Medical Office In Heart Of Melbourne

1405 Pine Street, Melbourne, FL 32901

Centrally Located / Walking Distance to Holmes / FF&E Included



OFFERING SUMMARY

Sale Price: \$650,000

Acreage: 0.28 Acres

Facility SF: 2,004 SF

Zoning: City of Melbourne
Residential Professional
(R-P)

PROPERTY OVERVIEW

Waiting Room, Check-in/Out, Lab, 4 Plumbed Exam Rooms, Doctor's Office
Carpet and LVP Flooring. Drop Ceiling Throughout
3 Total Restrooms (1 with Shower + 2 with Passthrough Windows to Lab)
Remaining FF&E Included
10 Asphalt Paved/Striped Parking Spaces
Utilities: City Water/Sewer, FPL Electric
New Roof 2025. Hot Water Heater 2024. HVAC 2022. Electric Panel 2023
Do not Disturb Tenant. Property Delivered Vacant at Closing

LOCATION OVERVIEW

Conveniently positioned within walking distance to the Health First Holmes Regional Medical Center, and the rest of the Melbourne medical community! Downtown Melbourne, the Melbourne Square Mall, and the Melbourne International Airport are a short drive away. Lots of shopping, dining, schools, and employers nearby. Make this the future home for your business today!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

Licensed Real Estate Broker
Cell: 321.258.7556
mike@ullianrealty.com

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

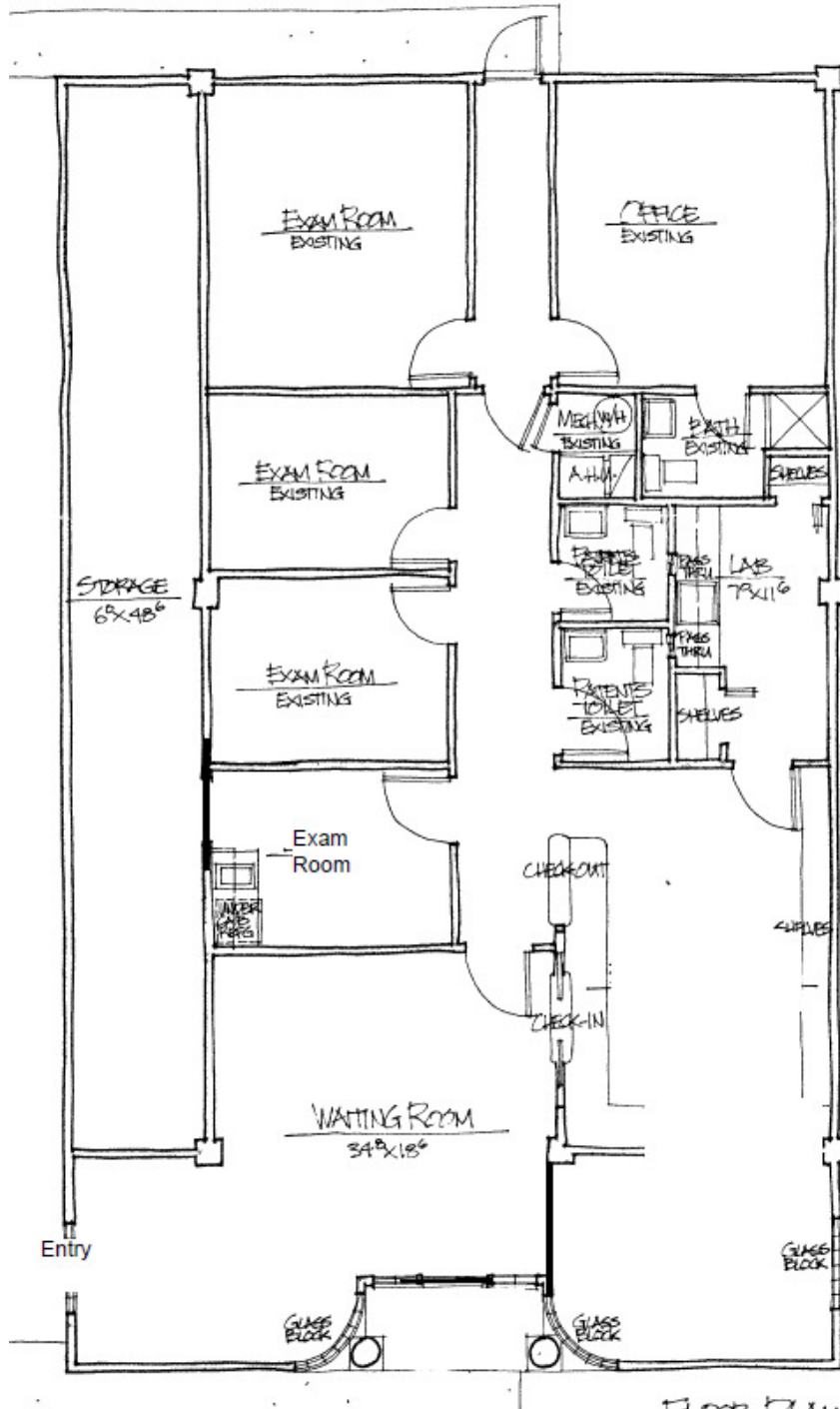


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Floor Plan

For Illustration Purposes Only



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Additional Photos



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FF&E

P. ZABIUSKI

QTY	MAKE	MODEL	DESCRIPTION	LOCATION
18			WOOD FRAMED LEATHER CHAIR	WAITING ROOM
1			WOOD FRAMED GLASS TABLE	WAITING ROOM
1	RITTER MIDMARK		223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 1
1	RITTER MIDMARK		METAL FRAME SIDE CHAIR	EXAM ROOM 1
1	RITTER MIDMARK		223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 2
1	RITTER MIDMARK		METAL FRAME SIDE CHAIR	EXAM ROOM 2
1	RITTER MIDMARK		223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 3
1	RITTER MIDMARK		METAL FRAME SIDE CHAIR	EXAM ROOM 3
1	RITTER MIDMARK		GOOSNECK EXAM LIGHT	EXAM ROOM 3
1	RITTER MIDMARK		STEP STOOL	EXAM ROOM 3
1	OLYMPYS	CV-170	223 POWER EXAM TABLE WITH FOOT PEDAL	EXAM ROOM 4
1	VALLEYLAB	SURGISTAT II	XXXXXXXXXX	EXAM ROOM 4
1			XXXXXXXXXX	EXAM ROOM 4
1	MICRO FRIDGE		STAINLESS TEEL LAKESIDE CART	EXAM ROOM 4
1			ROLLING MAYO TSAND	EXAM ROOM 4
1	OLYMPUS	CYF TYPE V2	MINI FRIDGE	EXAM ROOM 4
1			METAL FRAME SIDE CHAIR	EXAM ROOM 4
2			XXXXXXXXXX	EXAM ROOM 4
1	VERATHON	BVI 9400	WOOD DESK	EXAM ROOM 4
1	RITTER MIDMARK	M9 ULTRA CLAVE	WOOD FRAMED LEATHER CHAIR	DOCTORS OFFICE
1	SIEMENS	CLINITEK STATUS +	XXXX	DOCTORS OFFICE
1	NORLAKE SCIENTIFIC		LEATHER DESK CHAIR	DOCTORS OFFICE
1	LEXMARK	MS415DN	XXXXXXXXXX	DOCTORS OFFICE
4	DELL		XXXXXXXXXX	FRONT OFFICE
3	FUJITSU	FI-7160	ANALYZER	FRONT OFFICE
1	LEXMARK	MX822	UNDERCOUNTER REFRDIGERATOR	FRONT OFFICE
1	MAGIC CHEF		PRINTER / FAX MACHINE	FRONT OFFICE
1	APPLE		XXXX	FRONT OFFICE
1	FUTURO		DOCUMENT SCANNER	FRONT OFFICE
			MF PRINTER / SCANNER / FAX MACHINE	FRONT OFFICE
			UNDERCOUNTER REFRDIGERATOR	FRONT OFFICE
			IPAD	FRONT OFFICE
			WHEELCHAIR	FRONT OFFICE
				WAITING ROOM

41 P. ZABIUSKI

18 CHAIRS - WAITING ROOM



Individual Members
Michael S. Ullian

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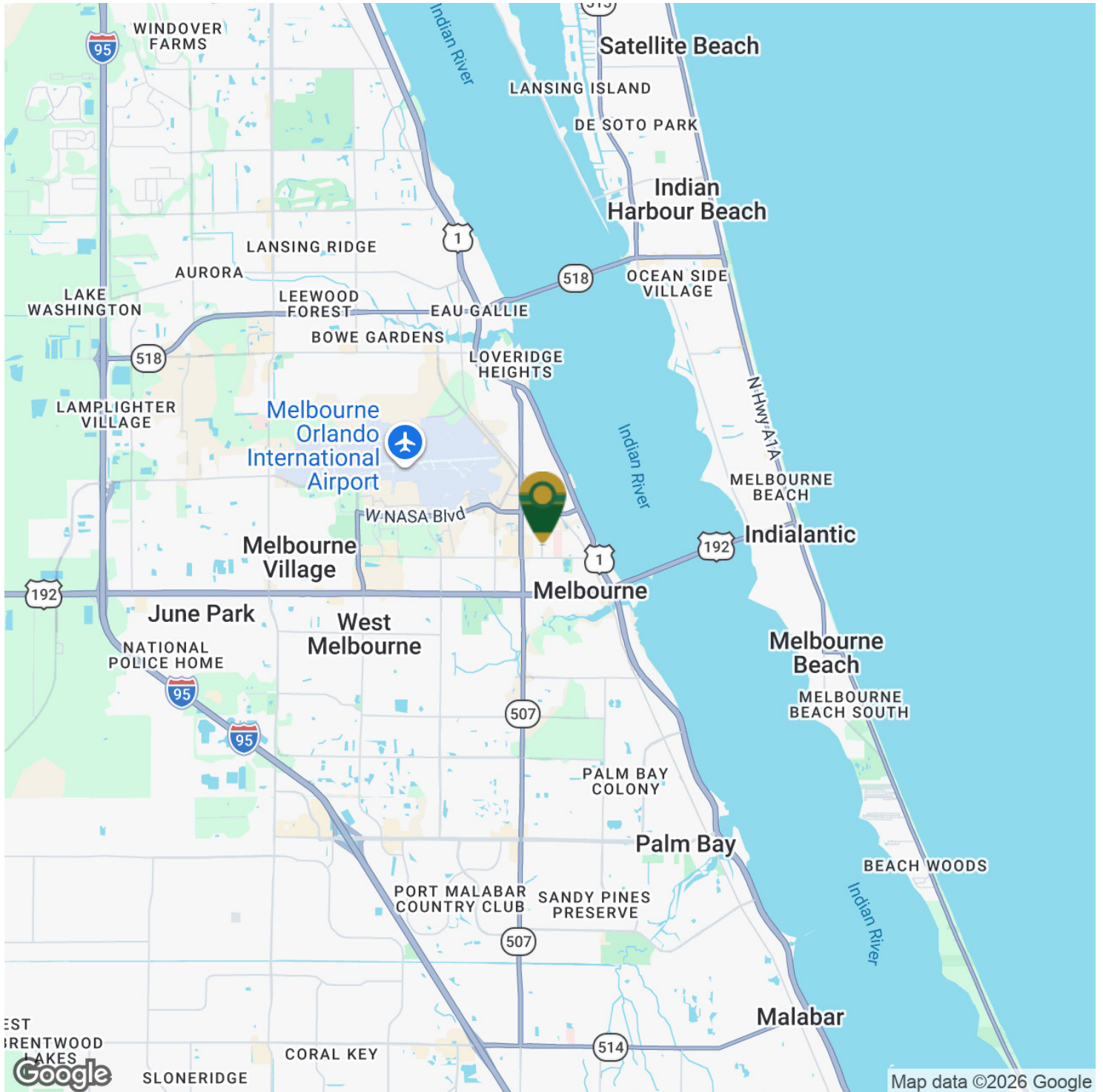


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Location Map



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