

FOR SALE

Malabar Professional Building

1326 Malabar Road SE, Palm Bay, Florida 32907

PROPERTY FACTS

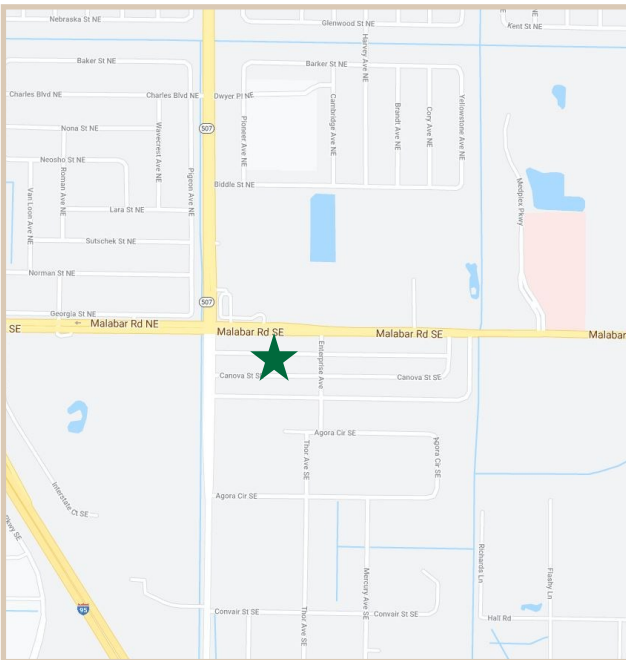
Building Area:	9,010 Sq. Ft.
# of Units:	9 Units
Unit Size:	1,024-3,112 +/- Sq. Ft.
Construction:	Concrete Block Stucco
Roof:	Barrel Tile
Utilities:	City Water/ Septic
Zoning:	Permitted Uses: Retail Office, Medical, Financial Institutions, & Personal Service
Year Built:	1984
Building Height:	Two Stories With Elevator

Listing Price: \$1,350,000



PROPERTY HIGHLIGHTS

Parking & Access	Two entrances off of Malabar Road SE and an entrance off of Canova Street. Parking lot is easy to access from both entrances.
Location	Within a mile from Palm Bay Hospital, I-95 Intersection, Eastern Florida State College, and many large retailers including Walmart, Lowes, and Home Depot.
Aesthetics	Extensive interior and exterior renovation. These renovations include new paint and signage.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscree.com

CONTACT INFO:

Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscree.com

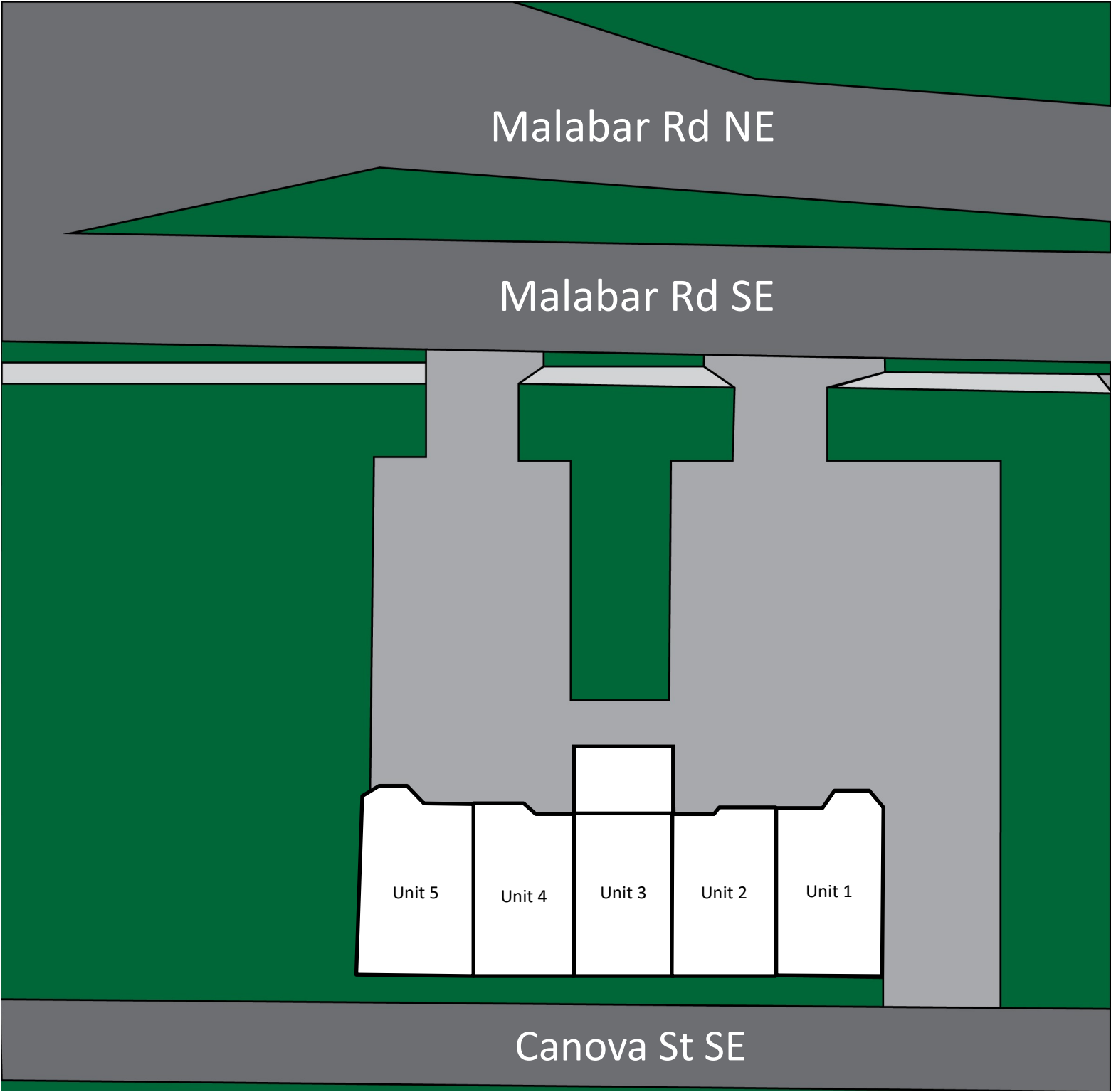
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SITE PLAN

First Floor

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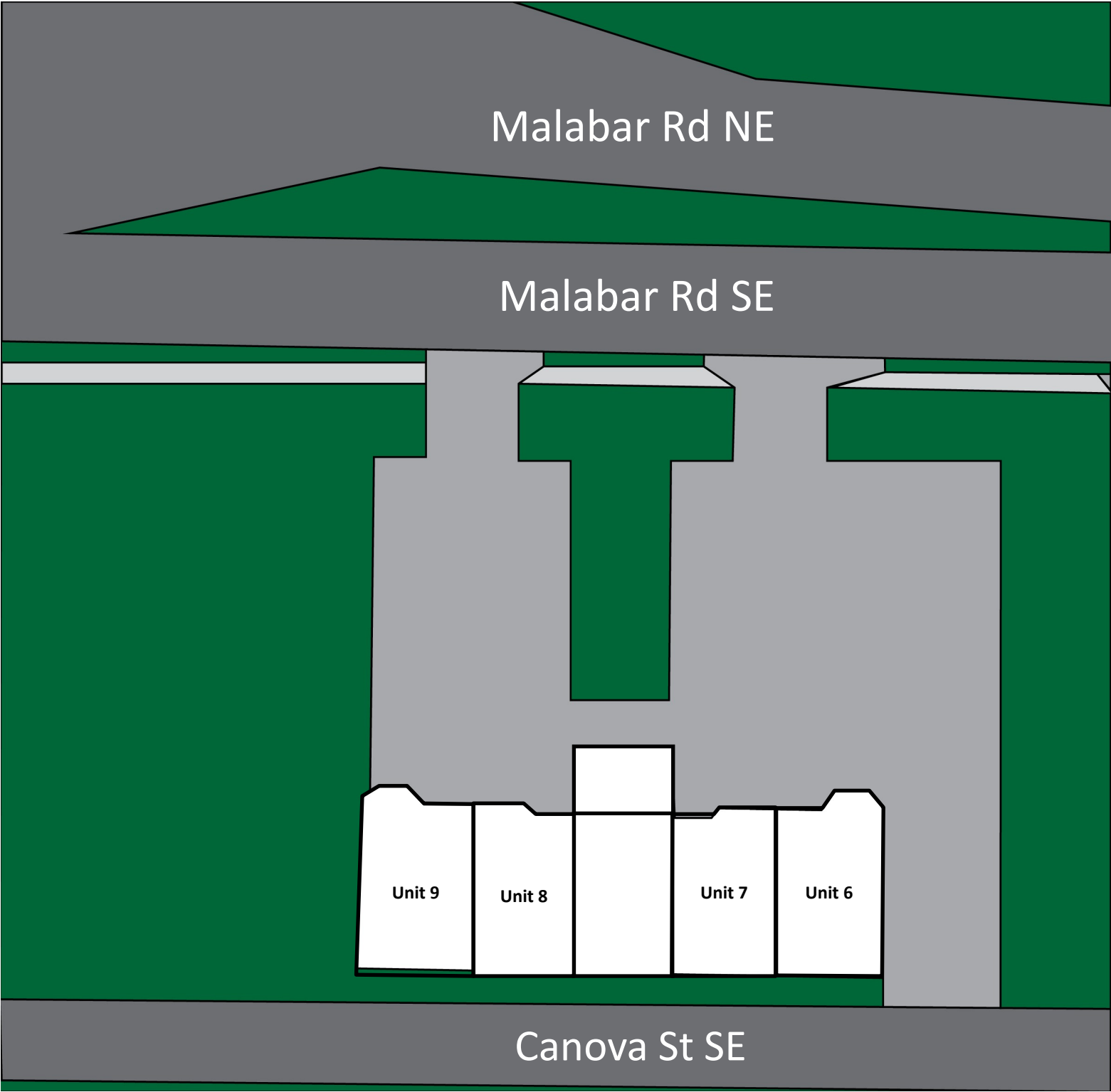
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SITE PLAN

Second Floor

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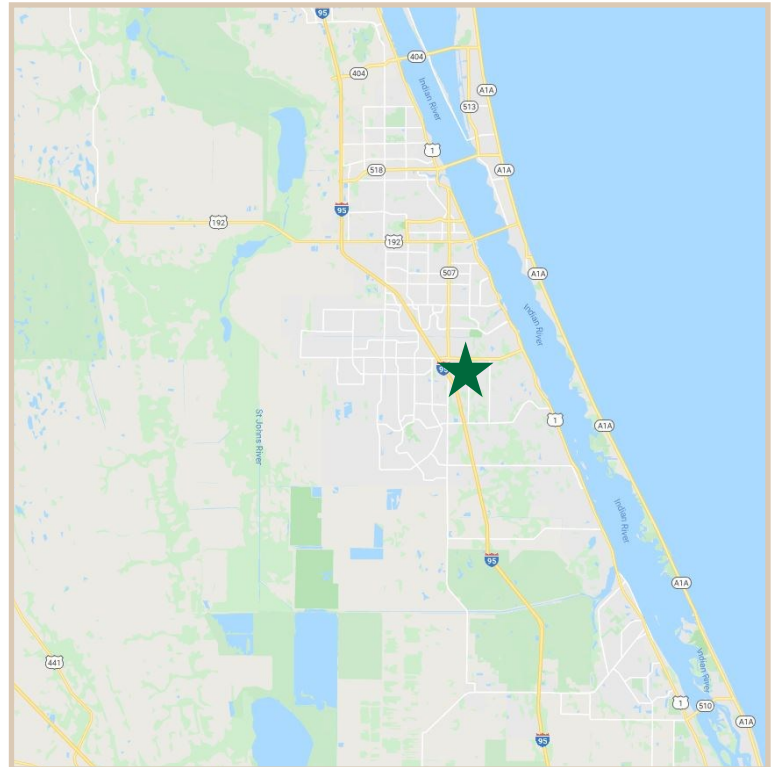
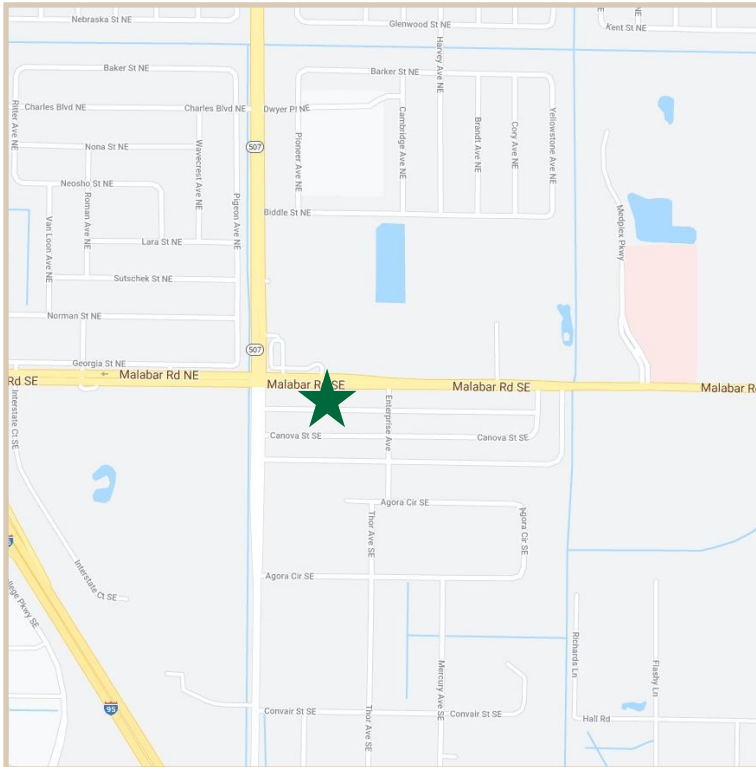
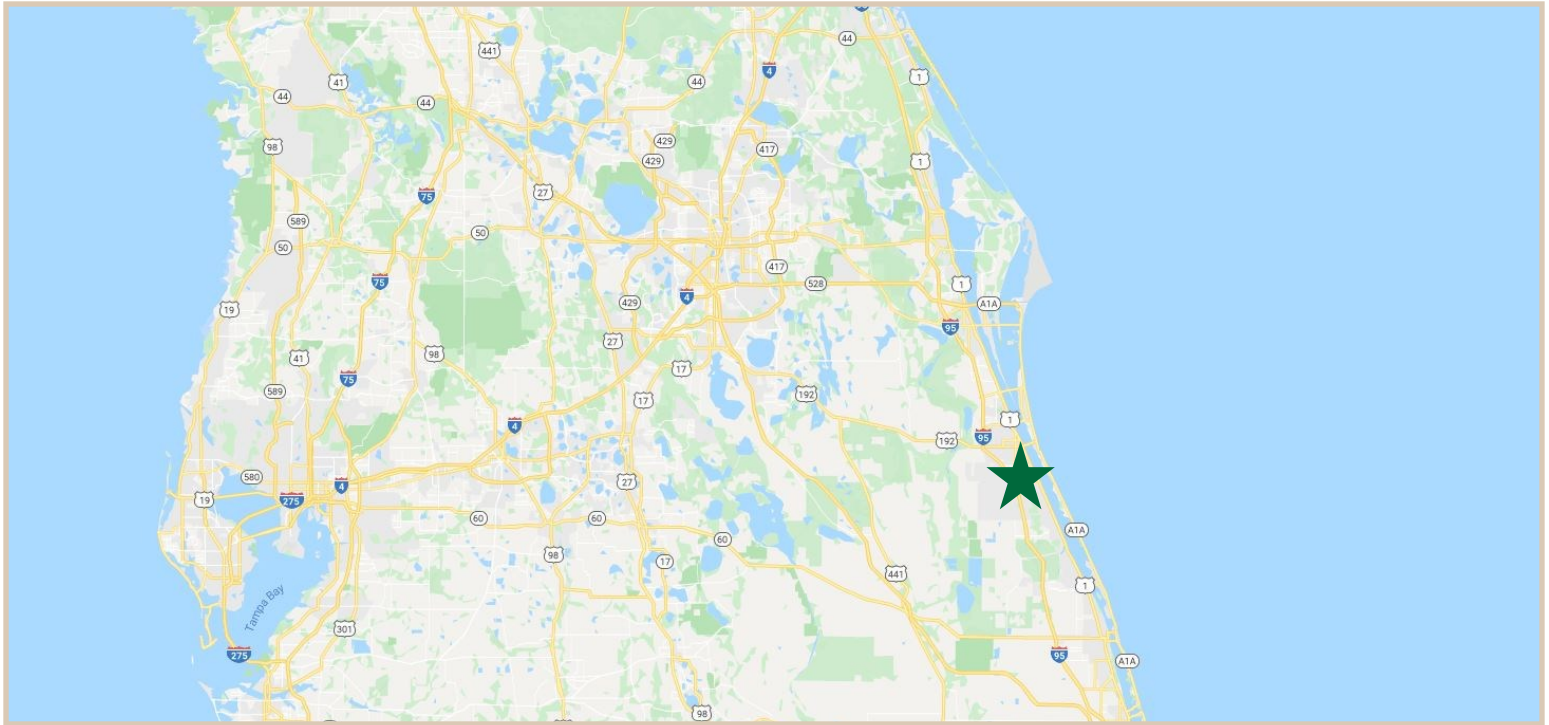
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LOCATION MAPS

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ADDITIONAL PHOTOS

Malabar Professional Building

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