



1656 Sunny Brook Lane NE | Palm Bay, FL 32905

L101, 103, 104, 201, 203, 204 | Offered at \$999,000

Debbie Caldwell | Luxury Real Estate Advisor | 321.427.4497

Lauren Merrell | Luxury Real Estate Advisor | 31.987.3328



DALE SORENSEN
REAL ESTATE INC.
THE RIGHT MOVE™

Forbes
GLOBAL PROPERTIES



Leading
REAL ESTATE COMPANIES
OF THE WORLD

LP LUXURY
PORTFOLIO
INTERNATIONAL

MAYFAIR
International Realty

Property Details | 1656 Sunny Brook Lane NE

Sale Price \$999,000

Property Type Multi-Family

Potential Rental Income \$1,600/unit/mo.

Monthly Assoc. Fee \$367/unit/mo.

County Brevard

Street 1656 Sunny Brook Lane NE

City/Zip Palm Bay, 32905

6 Units L101, 103, 104, 201, 203, 204

Unit Details 3 Beds | 2 Baths | 914 Sq. Ft.

Country Gardens II Condo

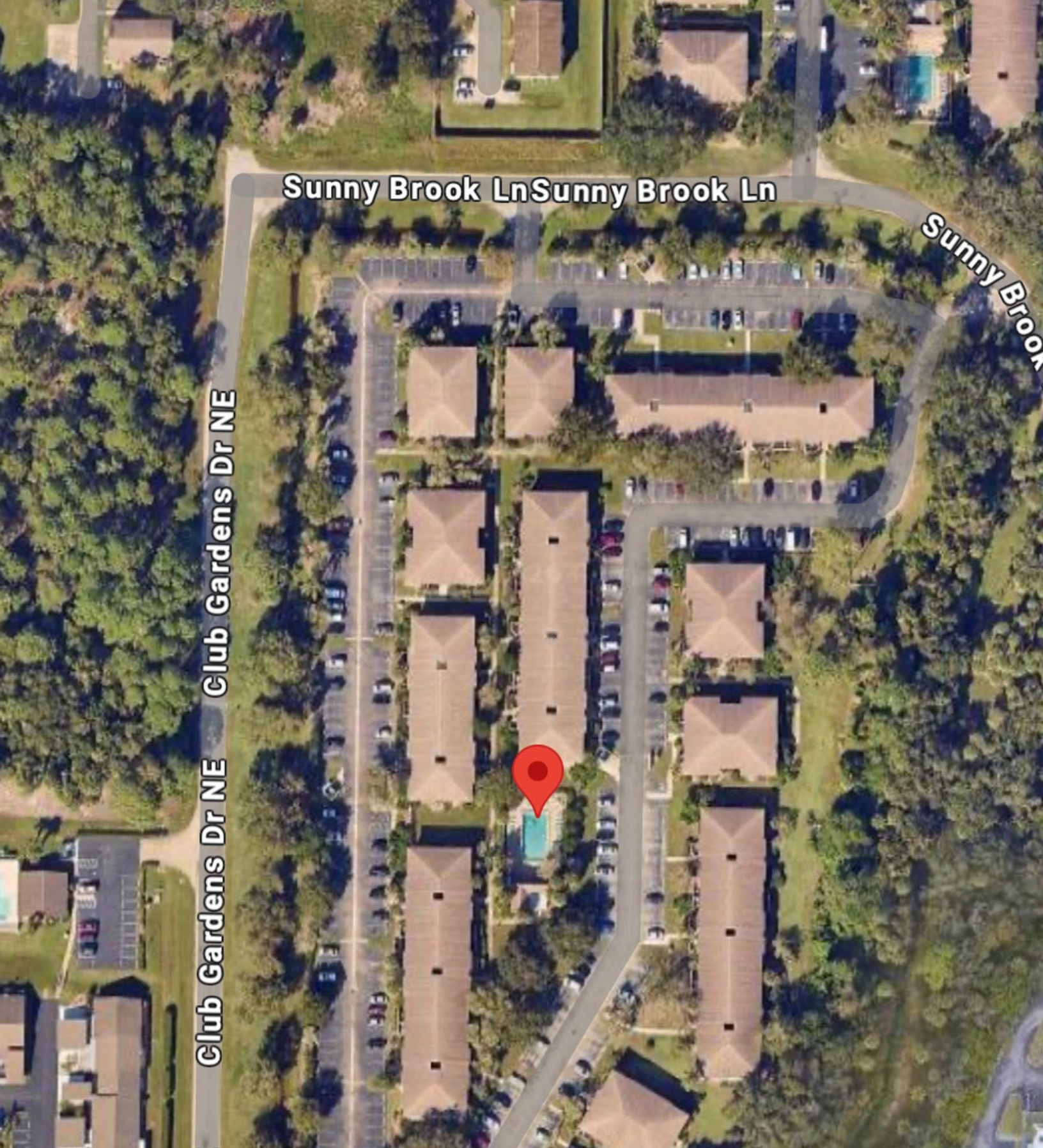
All Units are rented at \$1,600 per month

Turnkey investment opportunity featuring six fully rented 3-bedroom, 2-bath condos, each producing positive cash flow. All units offer interior laundry rooms with stacked washer/dryers and have effective dates of 2022-2023. Recent improvements include replaced appliances throughout, new bathroom tile, luxury vinyl plank flooring in five units, and newly installed porcelain tile in the sixth. A/C systems in five condos were replaced between 2020-2022; the remaining unit has been inspected and is functioning well. HOA dues are \$367 per unit and include water, sewer, master insurance, cable, internet, grounds maintenance, and pool maintenance. Additional capital improvements include a 2025 roof replacement and scheduled exterior painting in May 2026. Unit 201 also received new appliances and fresh interior paint in May 2026. A strong, income-producing portfolio with major updates already completed.



Debbie Caldwell | Luxury Real Estate Advisor | 321.427.4497 | debbiecaldwell9@gmail.com
Lauren Merrell | Luxury Real Estate Advisor | 321.987.3328 | Imerrell@dsreinc.com





Debbie Caldwell | Luxury Real Estate Advisor
321.427.4497 | debbiecaldwell9@gmail.com

Lauren Merrell | Luxury Real Estate Advisor
321.987.3328 | lmerrell@dsreinc.com



DALE SORENSEN
REAL ESTATE INC.
THE RIGHT MOVE™

The above information is furnished based on facts represented to broker and deemed reliable, but has not been personally verified by broker and broker cannot guarantee its accuracy. All prospective buyers are advised to personally verify all facts about the property that are important to Buyer. This property is subject to prior sale or withdrawal without notice. If your property is currently listed with another broker, please disregard this offer. It is not our intent to solicit the offerings of another broker. Map Data © OpenStreetMap - contributors openstreetmap.org/copyright