

47 W. New Haven Avenue

Melbourne, FL 32901

Corner Property / Centrally Located / Straight Shot to I-95 & Beaches



OFFERING SUMMARY

Available SF: 1,539 SF

Lease Rate: \$19.50 SF/yr (MG)

Acreage: 0.19 Acres

Facility SF: 3,294 SF

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

PROPERTY OVERVIEW

1st Floor: Reception, 3 Offices, Conference, Storage, 2 Restrooms
Lots of Windows/Sunlight. Drop Ceiling. Mix of LVP & Vinyl Tile
Utilities: City Water/Sewer, FPL Electric, Spectrum & AT&T Fiber
Rent Includes Water. Electric Individually Metered
15 Common Concrete Paved/Striped/Illuminated Parking Spaces
Traffic Count est. 44,500 VPD on US 192, per FDOT
MG Lease. No CAM. Minimum 1-Year Lease
Also Available For Sale (Call for Details)

LOCATION OVERVIEW

Strategically positioned directly on US 192 which is an immediate connector between Interstate 95, US1 and the beaches. Close proximity to Downtown Melbourne, the Melbourne International Airport, Melbourne Square Mall, and Holmes Regional Medical Center. Lots of shopping, dining, schools and childcare in the area. Make this the future home for your business today!

Zach Ullian, SIOR

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com



SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Interior Photos



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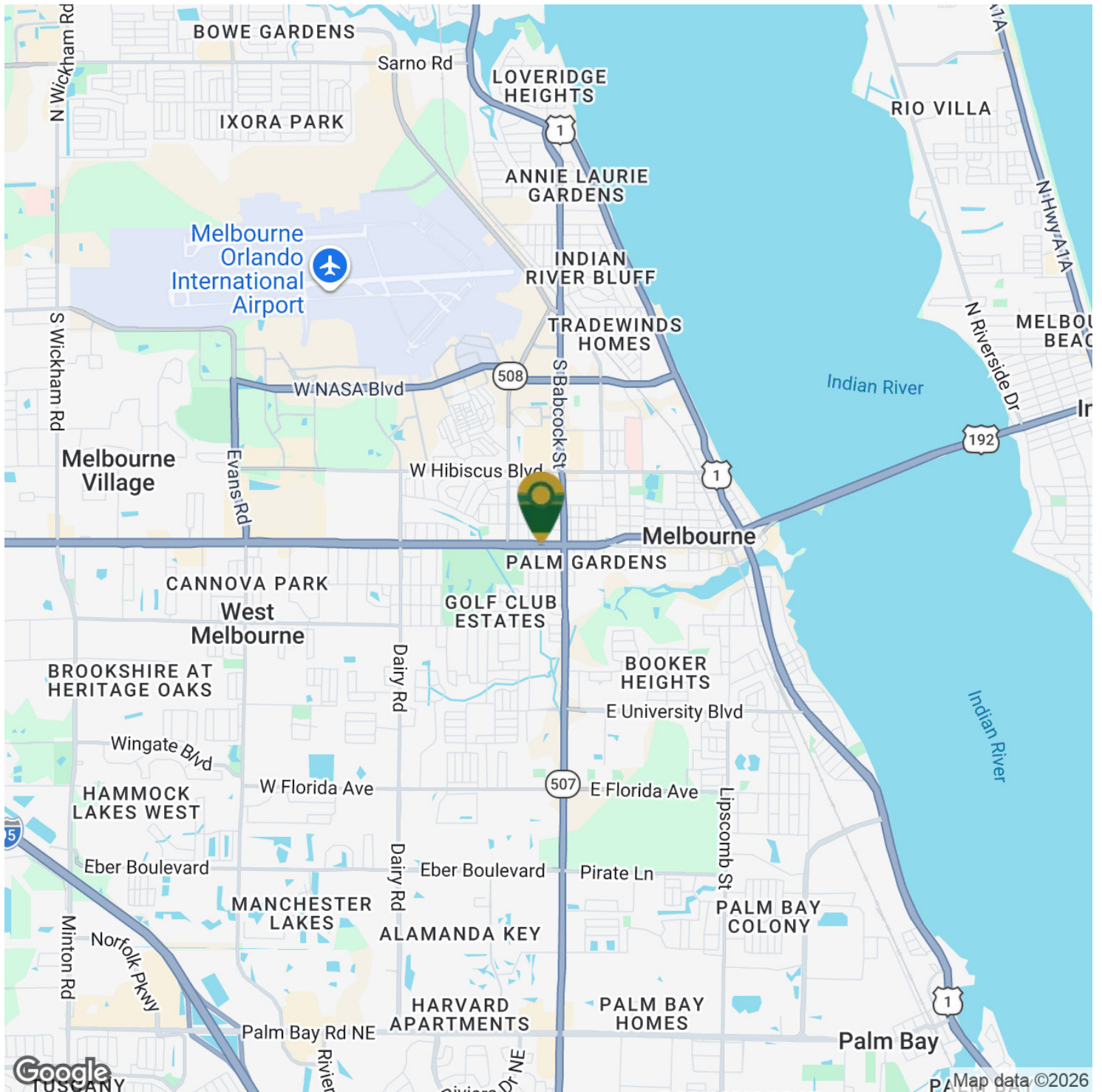


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Location Map



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