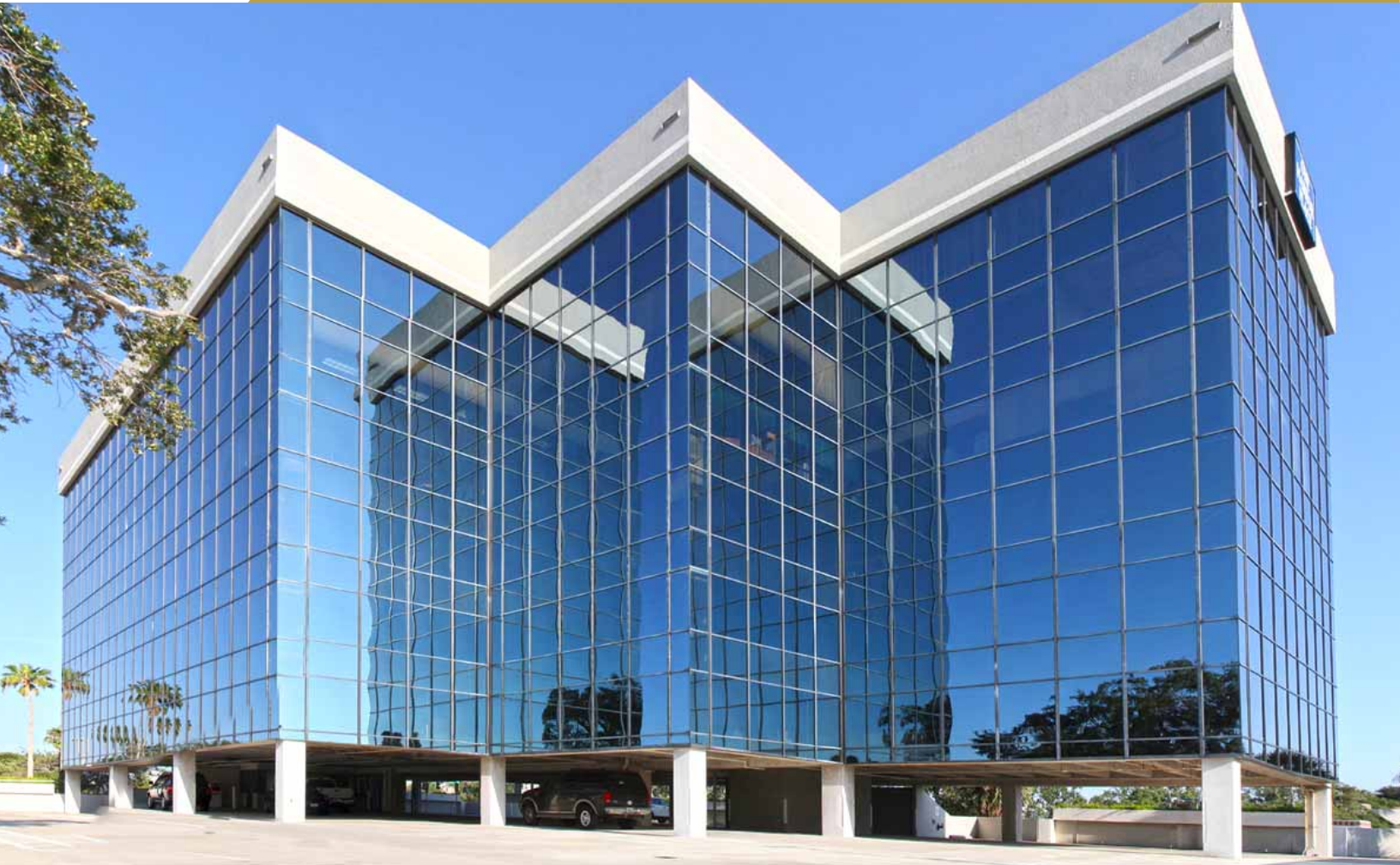




Investment Opportunity in Melbourne, FL

Asking Price: \$17,906,571.00

CAP Rate: 7.00%



1901 S. Harbor City Boulevard, Melbourne, FL 32901

INVESTMENT HIGHLIGHTS

- Class "A" office building
- Great location near downtown Melbourne, with beautiful views of Indian River Lagoon and Melbourne Causeway
- \$2,000,000 of capital improvements in the last 7 years including brand new generator in which ownership invested \$250,000 and a new roof in 2018.
- Exceptional amenities including on-site covered parking, two elevators, on-site management, fitness center, and after-hours restricted access
- No defaults or payment plans for any tenants throughout Covid-19



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