



**1281 FLORIDA AVE,
ROCKLEDGE, FL**



THE BUILDING

8,946 SqFt of
Medical Office

Built in 1991

Located on US-1



THE TENANTS

All medical practitioners:

Mental Health Center

Family Medicine

Periodontics

One 3,000 SF Vacancy



THE OPPORTUNITY

Owner Occupy 3,000
SF space, collecting
income w/ existing
tenants

OR

Secure additional
tenant, and maximize
cash flow from a
prime medical office
building.



**ROB BECKNER, SIOR
CHARLES DUVALL**

321-722-0707

THE DEAL

Asking **\$1,850,000** for this 8,946 SqFt medical office building. Perfect for an owner-user looking for additional income and synergy with existing tenants.. Potential to remodel the 3,000 SF vacancy to maximize achievable market rents. The building is located less than 1 mile from Rockledge Regional Medical Center and is situated amongst other medical office buildings. Proximity to Rockledge High School, paired with great visibility from direct frontage on Highway US-1 provides a strong customer base for any user or tenant.

- \$99,793: In-place Rental Income expected for Feb '24 - Jan '25
- Tenants on Modified Gross leases pay their own utilities
- Landlord responsible for roof, exterior facade, structural building components, drainage, signage, and landscaping.
- Landlord pays majority of Property Tax & Insurance

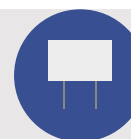
Period	Year 2024
Revenue	
Base Rental Revenue	\$99,793
Net Rental Income	\$99,793
Operating Expenses	
Property Taxes	(\$14,946)
Insurance	(\$9,701)
CAM	(\$8,900)
Total Operating Expenses	(\$33,547)
Net Operating Income	\$66,246



**Abundant
Parking &
Easy Access**



**Roof from
2018**



**Monument
Signage**



teamLBR.com



70 W. Hibiscus Blvd., Melbourne, FL 32901

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