



FOR
SALE

UNITED STATES
POST OFFICE
EAU GALLIE, FLORIDA
32935

UNITED STATES POST OFFICE

681 SAINT CLAIR ST & 1492 GUAVA AVE | MELBOURNE, FL



CITE PARTNERS

USPS - MELBOURNE, FL AT-A-GLANCE

FEATURE	DESCRIPTION
Building Size	9,368± SF GLA 8,967± SF NLA
Site Size	0.60 Acres (+ Parking Total: 0.80 AC)
Zoning	Government, Public - PUD
Parking Spaces	22
Parking Ratio	0.36/1,000 SF
Year Built/Renovations	1961/1990
PARKING LOT	
Site Size	0.20 Acres (8,712 SF)
Parking Spaces	18

INVESTMENT HIGHLIGHTS

- 285+ Feet of Frontage on Saint Clair Street
- Renewal Option has been Executed, Showing a Commitment to the Location
- Strong Population, with Continuing Growth in Immediate Area

PROPERTY LOCATION

- Located on Four-Way Intersection with Stop Sign
- One Block from Eau Gallie Causeway
- 1.37 Miles from Orlando-Melbourne International Airport
- 124,480 Population in 5-Mile Radius

LIST PRICE: \$1,350,000

CAP: 6.79%

Please call for more details.

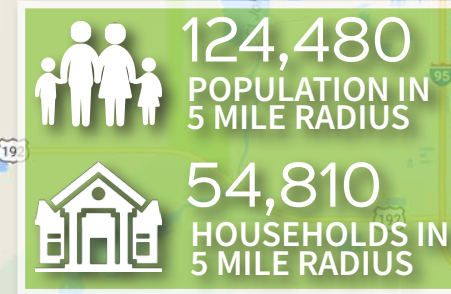
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