



# LIGHTLE BECKNER ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

## BUILDING and LAND

# FOR SALE

### FOR SALE—BUILDING AND LAND 840 Brevard Ave., Rockledge, FL



*View across Brevard Ave to parklike setting*



**ROBERT P. BECKNER**

PRINCIPAL

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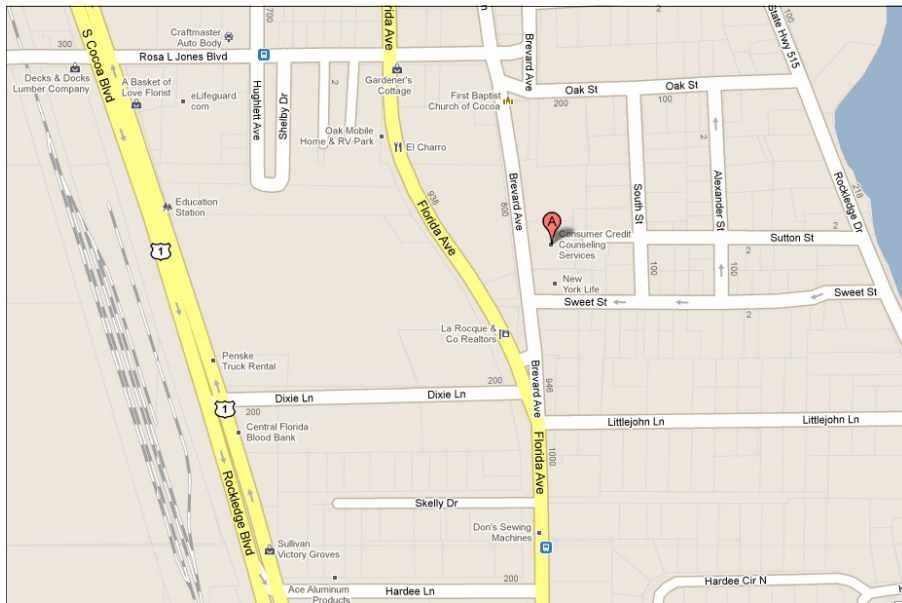
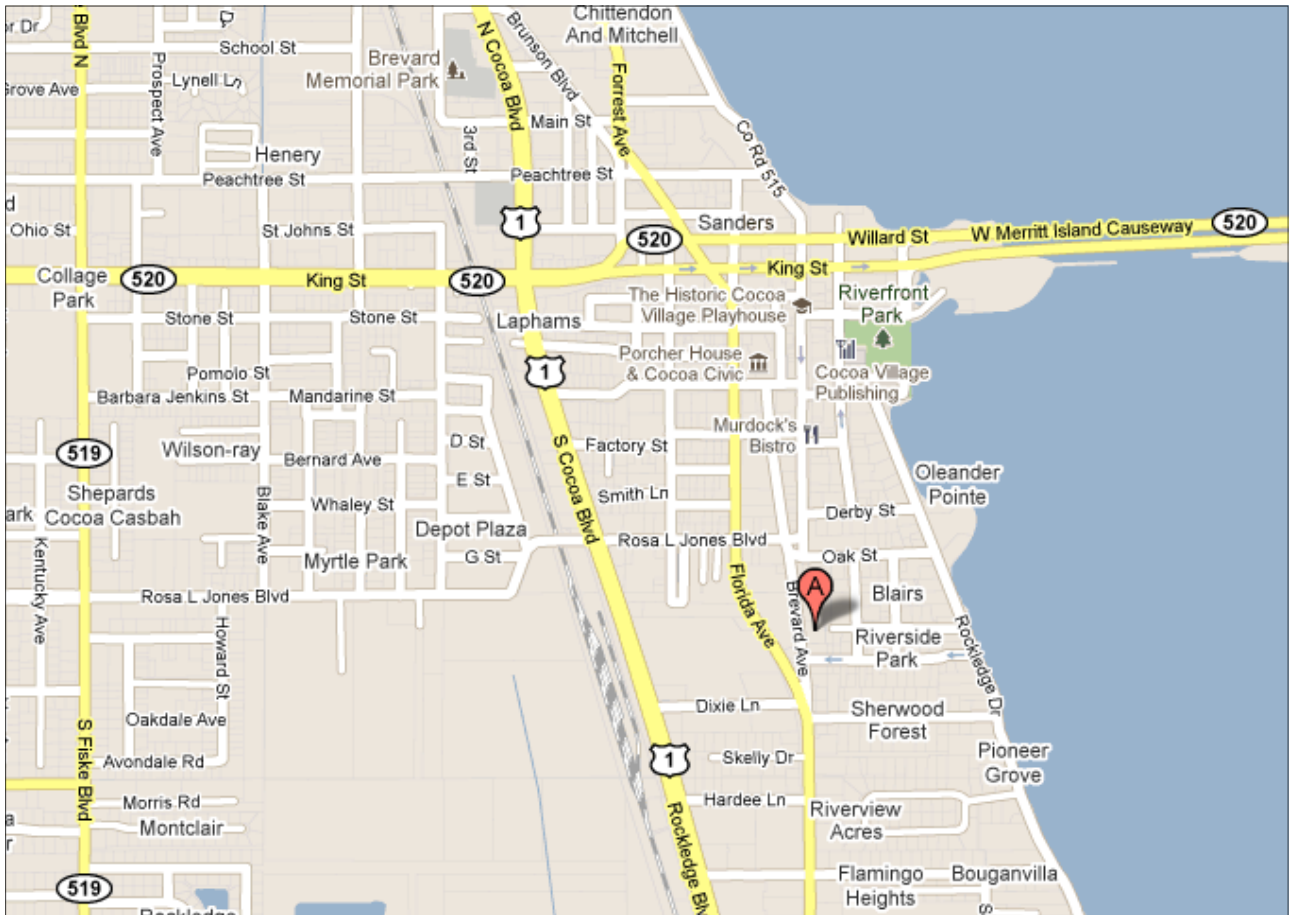
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<b>Building and Property</b>	4,500 square foot Office/Retail Building .68 ± Acres
<b>Asking Price</b>	\$499,000 (\$110/sf)
<b>Zoning</b>	C-1 Neighborhood Retail Commercial
<b>Comments</b>	<ul style="list-style-type: none"> <li>• 100% Lease Investment Property</li> <li>• Gross rent: \$63,000 per year (the current tenant has been occupying space for over 5 years)</li> <li>• NOI: \$54,000 - Representing a 10% return</li> <li>• Property is excellent for future medical use</li> <li>• Located minutes away from Wuesthoff Hospital</li> <li>• New roof in 2010</li> </ul>

*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*

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