

INCOME PROPERTY FOR SALE

14,210± SF Building
1.8± ACRES

2940 COLUMBIA BLVD
TITUSVILLE, FL
32780

\$1,650,000

CAP RATE 9.5%
NOI \$157,058
OCCUPANCY 100%

Current tenant is a school



LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

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

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Building Specs:

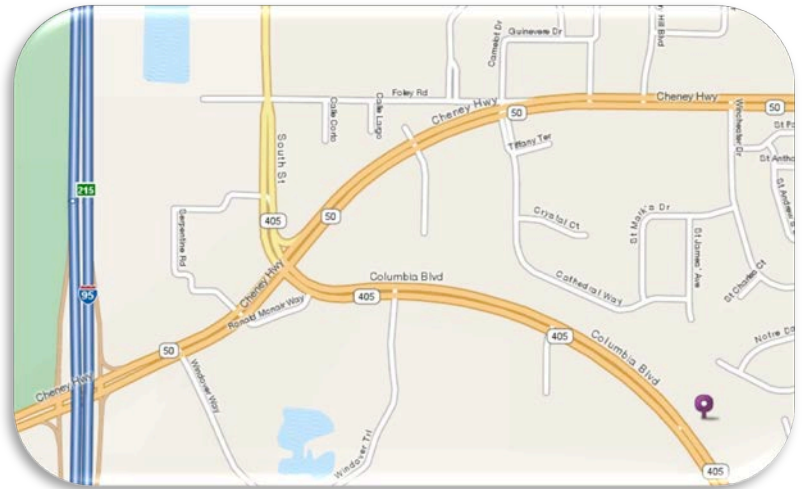
Built in 2000
Concrete block with stucco exterior
Steel truss with metal roof

Site is located:

- 3.5 miles from Highway US 1
- 1 mile from Interstate 95
- 20 miles from east Orlando

Zoned:

NC – Neighborhood Commercial
City of Titusville



Columbia Blvd. (SR 405) is one of Titusville's main arteries leading from US 1 to I-95. Minutes from many Big Box retailers.



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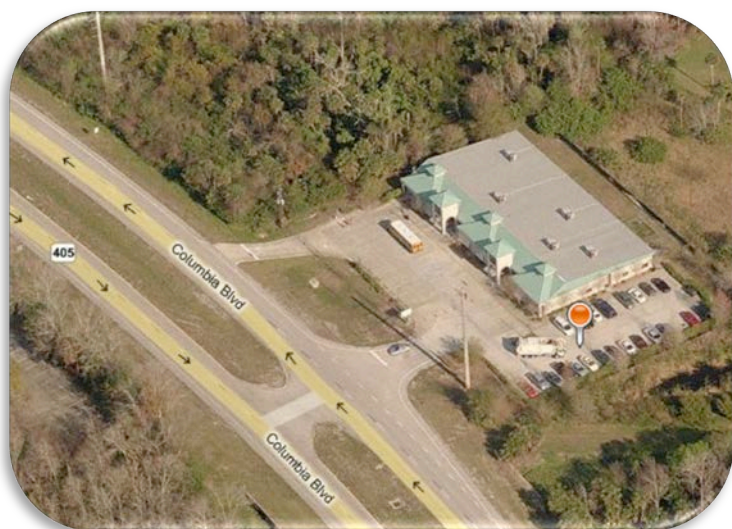
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