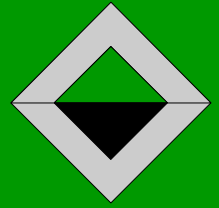


MEDICAL OR OFFICE SPACE FOR SALE

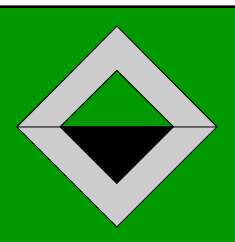
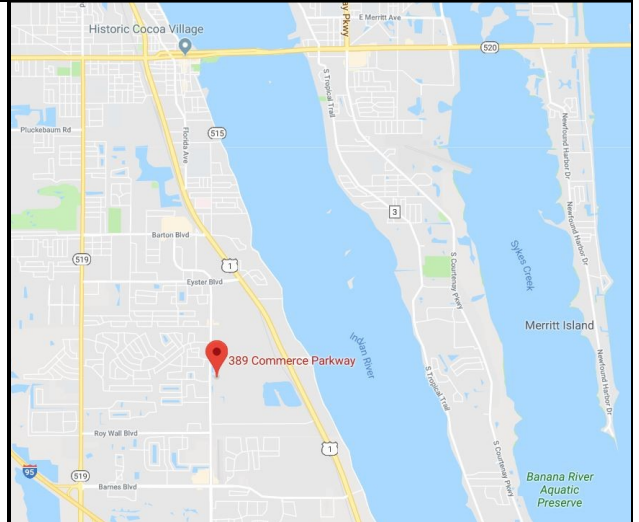
PARKSIDE PROFESSIONAL CENTER

389 Commerce Parkway, Rockledge, FL 32955



Offered at \$3,384,000

- ▲ Located Just 2 Miles from Wuesthoff Hospital
- ▲ Main Entrance & Monument Signage on Murrell Road
- ▲ Approximately 15,103 Square Feet of Fully Leased Multi-Tenant Medical Office Space
- ▲ Situated on 1.89 Acres, 4 Suites
- ▲ Excellent Parking & Drive Ways
- ▲ 2 Entrances - Main Entrance from Murrell Road and Side Entrance from Commerce Parkway
- ▲ Covered Portico Building Entrance
- ▲ Lushly Landscaped Grounds
- ▲ Stucco & Stone Exterior, Tasteful and Appealing Building Design



Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.

Licensed Real Estate Broker



Commercial

- ▲ Management
- ▲ Leasing
- ▲ Sales

Sale Contact:

Rebecca Collura

JM Real Estate, Inc.

Office: 321.242.2882 ext. 210

Cell: 321.768.3750

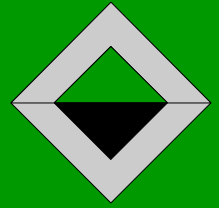
Email: Rebecca@JMRealEstate.com

WWW.JMREALESTATE.COM

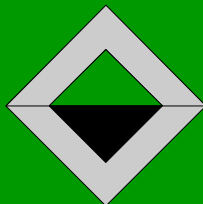
MEDICAL OR OFFICE SPACE FOR SALE

PARKSIDE PROFESSIONAL CENTER

389 Commerce Parkway, Rockledge, FL 32955



INVESTMENT SUMMARY		2017
INCOME		
	BASE RENT	\$270,032.00
	CAM	
TOTAL INCOME		\$270,032.00
EXPENSES		
	Maintenance	\$12,620.00
	Other	\$5,400.00
	Mgmt	\$5,400.00
	Vacancy factor	\$8,100.00
	Capital Improvements	\$8,100.00
	Insurance	\$6,553.00
	Taxes	\$20,791.00
TOTAL EXPENSES		\$66,964.00
NOI		\$203,068.00
CAP RATE		6%



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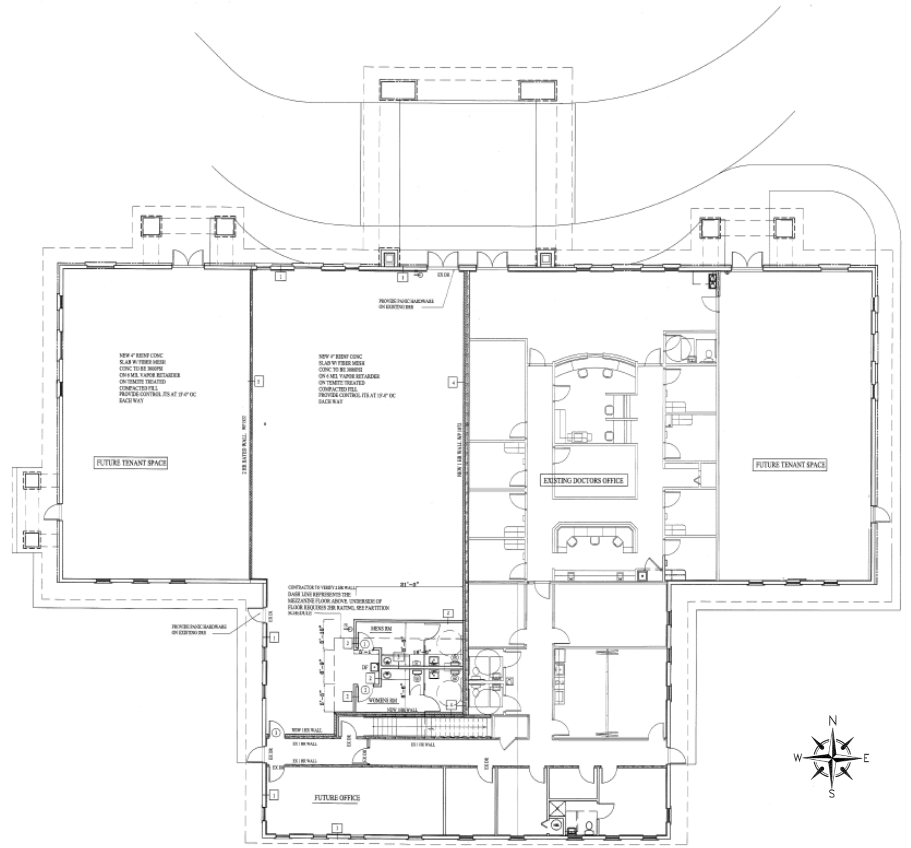
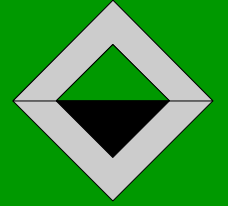
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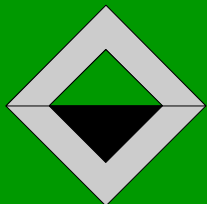
MEDICAL OR OFFICE SPACE FOR SALE

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389 Commerce Parkway, Rockledge, FL 32955



Demographics	1 Mile	3 Mile	5 Mile
2017 Population	7,539	41,999	88,142
2017 Average Household Income	\$84,196	\$84,851	\$75,829
Median Age	45.3	46	46.1



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