

Commercial Sale Active
MLS# 1081756
DOM/CDOM: 1/329

1067 Cheney Highway 8, Titusville, FL 32780
County: Brevard

\$99,000
Private Report



Year Built:	1985	Property Sub Type:	Mixed Use
Building Name:	The Meadows Plaza	Subdivision Name:	Indian River Heights
Building Area Total:	570	Accessibility:	No
Building Area Source:	Appraiser	Features:	
Stories Total:	1	Tax Legal Description:	THE MEADOWS PLAZA OFFICE CONDO UNIT 8 THE MEADOWS PLAZA OFFICE CONDO AS DESC IN ORB 2599 PG 550 AND ALL AMENDMENTS THERETO.
Lot Size Acres:	0.05		
County:	Brevard		
General County:	North		
Location:			
MLS Area Major:	104 - Titusville SR50 - Kings H		
Parcel Number:	22-35-28-Bc-00001.0-0039.08		
Tax Account:	2214636		
Tax Annual Amount:	\$1,326.56		
Number Of Units Total:	1	Association YN:	Yes
Bathrooms Total:	1	Association Fee:	\$1,125
		Association Fee Frequency:	Semi-Annually

Public Remarks: Rare opportunity to acquire one of the larger commercial units in The Meadows Plaza. Strategically located just off Cheney Highway (SR 50), this property benefits from outstanding visibility, high traffic counts, and excellent accessibility. The functional floor plan includes a welcoming reception/lobby area, two private offices, and a private restroom, making it well suited for a variety of professional or service based businesses. Whether you're an owner user or investor, this property offers a prime location with strong exposure in a well established commercial corridor. 2022 Roof!

Private Remarks: Bylaws state no excessive water usage, no hair salons, no nail salons, no pets. Professional buildings only No smoking or vaping near or inside the property as oxygen tanks are inside.

Directions: From Highway US1, when heading west on Cheney Highway the property will be on your left side right after Apollo rd.

Name	Office	Primary	Office	E-mail
LA: Justin Luke (3234313) Lic #:3234313	Blue Marlin Real Estate (spa.obkma) 1051534	321-543-7246	321-877-2902	realtorjustinluke@gmail.com
CLA: Rachele J. Schwartz (3616810) Lic #: 3616810	Blue Marlin Real Estate (spa.obkma) 1051534	321-360-8206	321-877-2902	rachelleschwartz@outlook.com

Listing Contract Date:	07/06/2026	Listing Service:	Full Service	Listing Agreement:	Exclusive Right To Sell
Expiration Date:	12/27/2026			Owner Name:	OWNER OF RECORD
Original List Price:	\$99,000			Seller Concessions Offered Y/N:	
List Price/SqFt:	\$173.68			Concessions:	
Original Entry Timestamp:	07/06/2026				
Major Change Timestamp:	07/06/2026				
Major Change Type:	New Listing				
Status Change Timestamp:	07/06/2026				

Showing Requirements: Combination Lock Box; Showing Contact Phone: SHOWINGTIMES; Showing Service

Showing Contact Phone: SHOWINGTIMES

Owner Name: OWNER OF RECORD

Unit 1 Details:	Unit ID: 8	# Units (This Type): 1	Baths Total: 1
	Annual Rent: \$0	Furnished: Unfurnished	Unit Remarks: Unit 8
	Unit SqFt: 570		

Association Amenities: Trash; Water	Lot Features: Cleared
Building Features: % Air Conditioned or Heated: 100; Office; Private Restroom; Reception Area	Parking Features: Parking Lot
Ceiling Type: Acoustic	Possession: Close Of Escrow
Construction Materials: Frame	Road Frontage Type: State Road
Cooling: Central Air; Electric	Sale Includes: Individual Unit Only
Current Use: Commercial; Medical/Dental; Mixed Use; Office; Retail	Sewer: Public Sewer
Flooring: Carpet	Water Source: Public
Listing Terms: Cash; Conventional	

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Justin Luke on Tuesday, July 07, 2026 5:29 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.