

FOR SALE: RIVERFRONT 3-UNIT PROPERTY READY FOR SHORT-TERM RENTALS OR YOUR DREAM ESTATE!



**6475 N HIGHWAY 1
MELBOURNE, FL 32940**



... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

OFFERED AT:
\$1,200,000

Year Built:	1957
Zoning:	GU - General Use
Current Use:	Residential (Duplex & SFR)
FLU:	NC - Neighborhood Commercial
Acres:	.62 Acres
Size:	2,968 sf (SFR-1,768 sf, Dup-624 sf, Dup-576 sf)
Total Floors:	Dup-1, SFR-2
Parking:	Open
Occupied:	Yes - Fully
Lease:	All - Mont-to-month
Dock:	Yes



Excellent Multi-Unit Riverfront Opportunity!



PROPERTY VIDEO HERE!



<https://drive.google.com/file/d/1p4aXzQ-e4J6V6cAD5xuDiOYOxG5hRv5E/view>



MANY POSSIBILITIES WITH THIS ONE!

This stunning .62-acre Riverfront property consists of 3 residential units; a 4 bed/2 bath single-family home (1,768 sf) and a detached duplex (624 sf and 576 sf), each with 2 bed/1 bath.

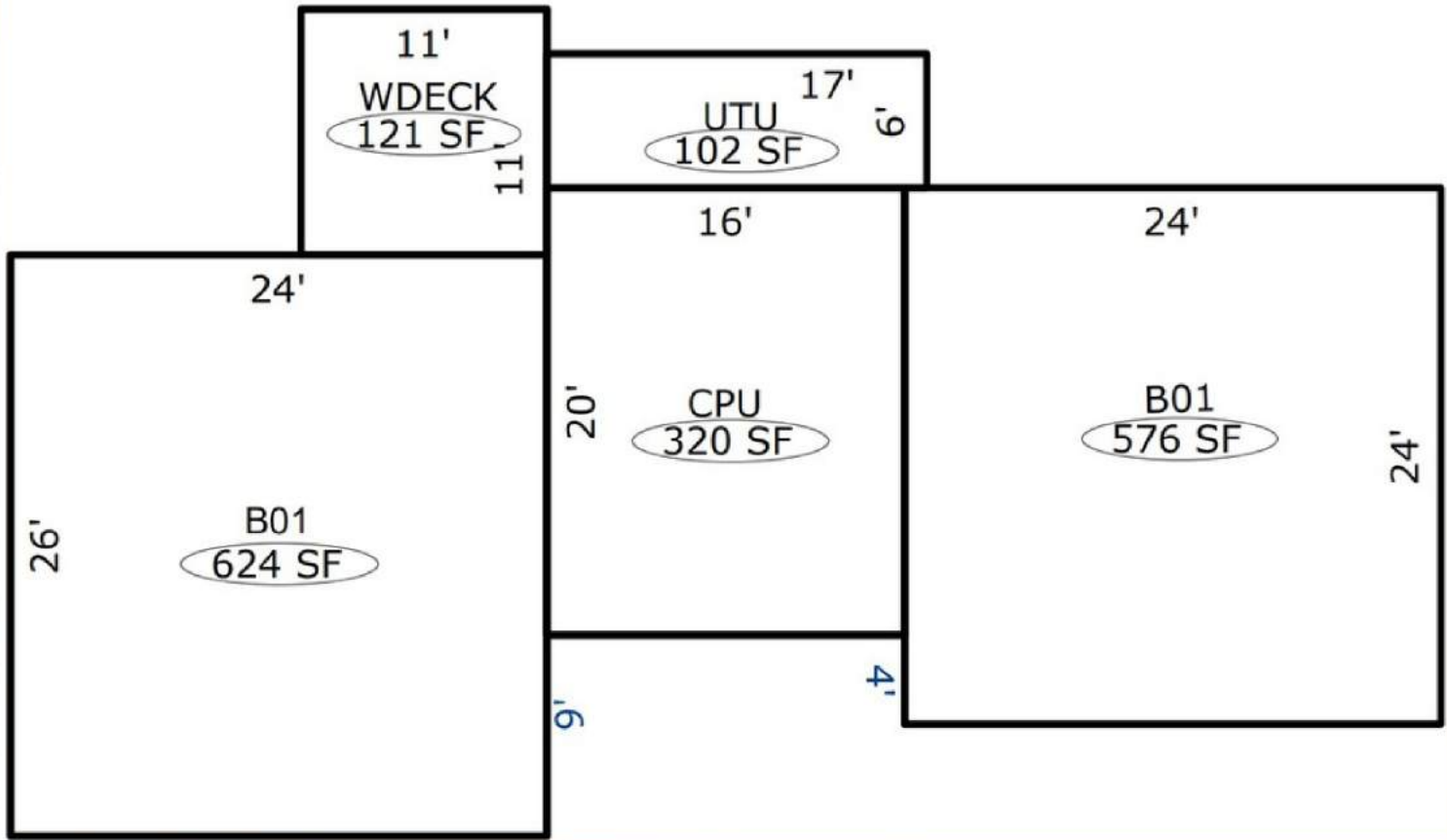
Redevelop into your riverfront dream estate or rental property (see pg 5 for the many rental options).

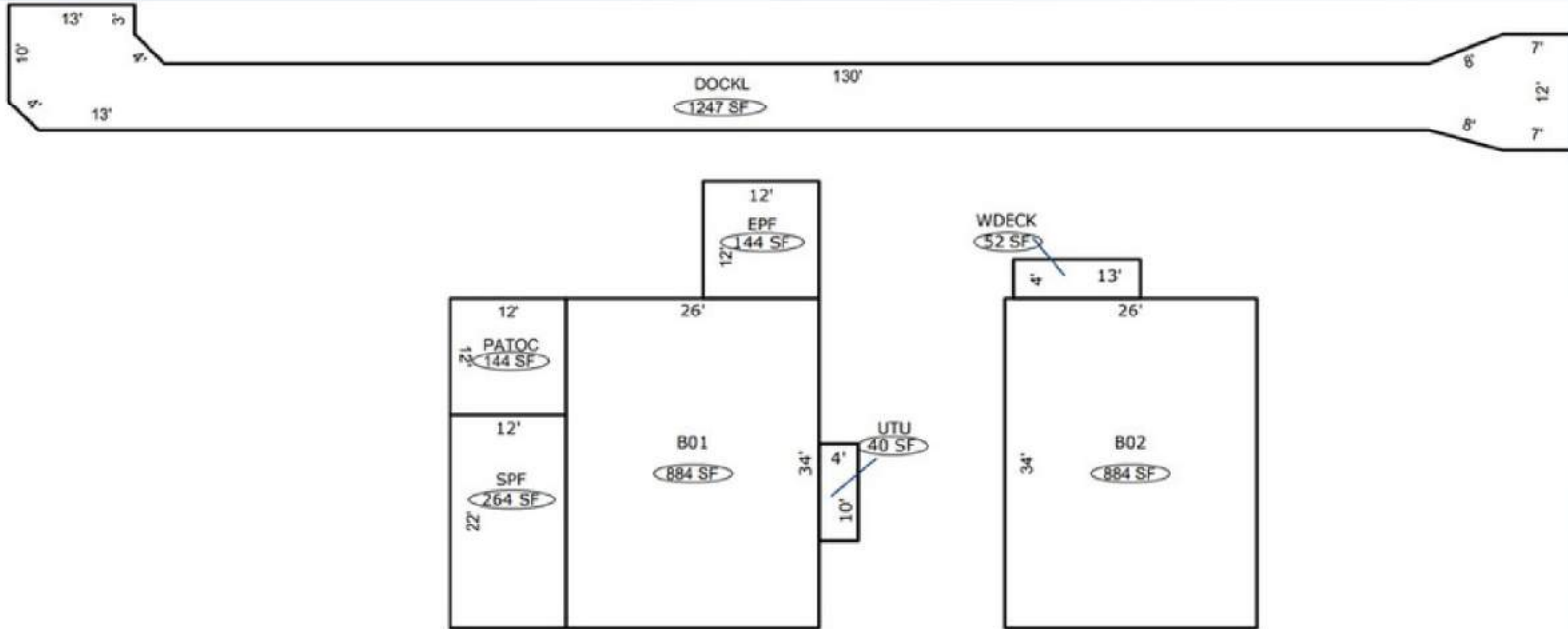
Property features include concrete privacy wall along US-1, a 185' private dock, 2018 roof, drain field and septic, ideally located amongst sprawling million-dollar estates and only $\frac{3}{4}$ mile to Pineda Causeway.

The 2-story single-family home has an open floor plan, amazing master bedroom balcony waterfront views, flagstone fireplace, large laundry/utility room, and screened-in porch.

Both duplex units share a large storage area and have patio decks for enjoying the river breeze.

- Fully-Occupied w/ Month-to-Month Tenants (at below market rents)
- General-Use (GU) County Zoning permits Resort Dwellings & Tiny Homes w/ Conditions
- Melbourne, FL scored “GOOD” by AirDNA, a vacation rental strategic data company using AI analytics
- **HELPFUL RESOURCES & LINKS:**
 - Zoning: https://library.municode.com/fl/brevard_county/codes/code_of_ordinances?nodeId=COORBRCOFLVOII_CH62LADERE_ARTVIZORE_DIV4RESPCL_SDIIUNAGRE_S62-1331GEUSGU
 - AirDNA: airdna.co
 - Brevard County Resort Dwelling Map: <https://brevardflstr.com/assets/CURRENT%20RESORT%20DWELLINGS%20COUNTY%20MAP.pdf>





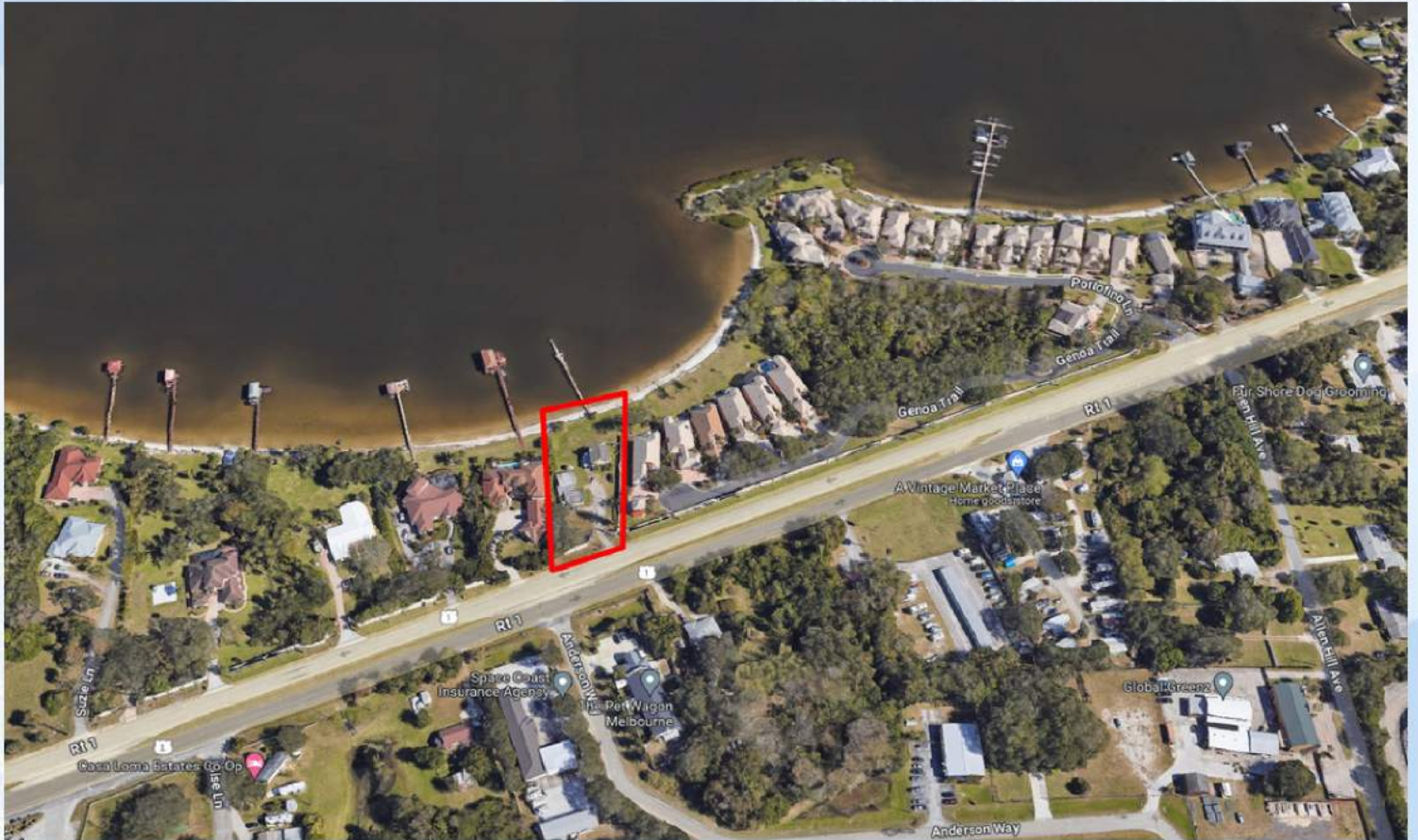
.62 acres | Approx. 100' of Rd & 100' of River Frontage

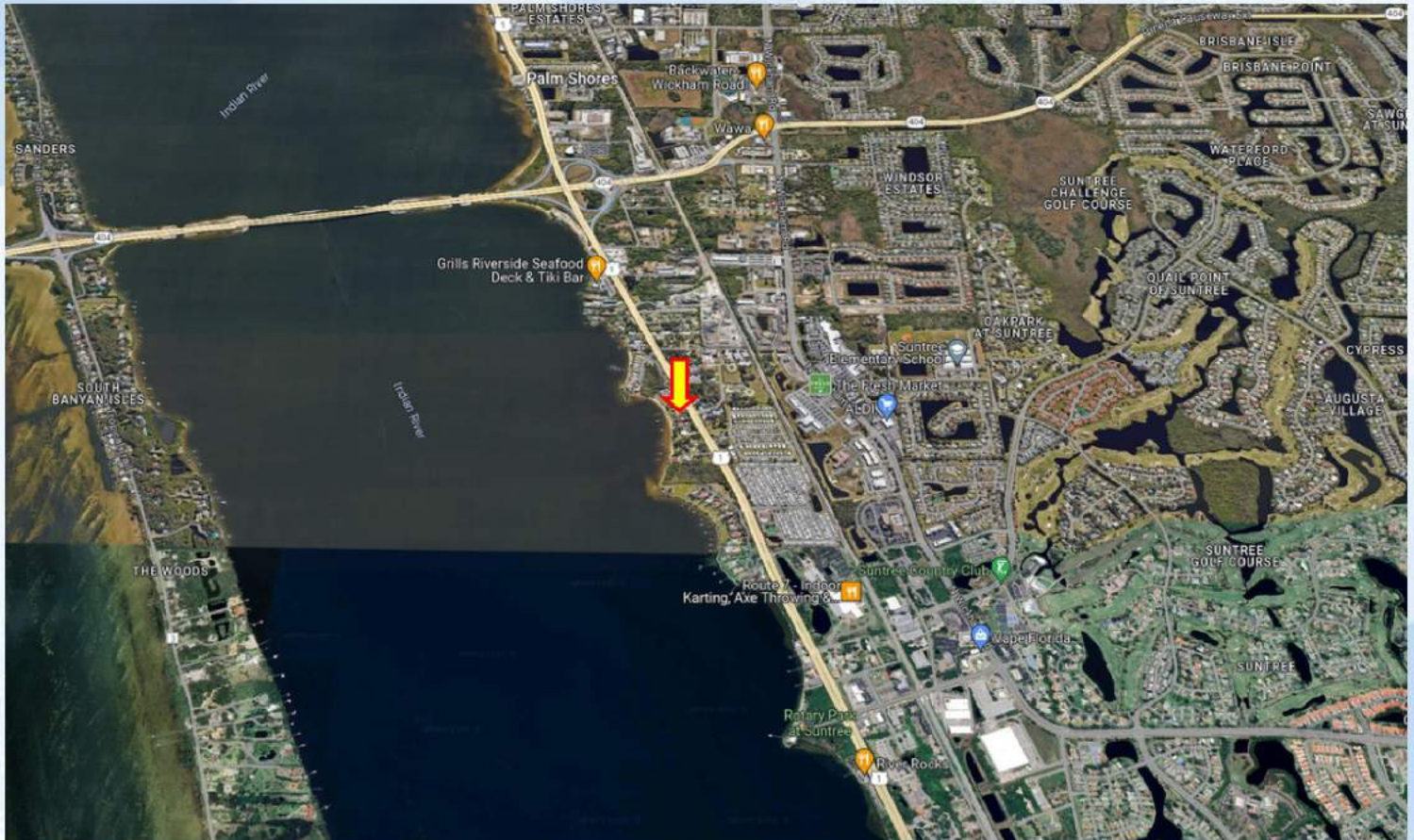














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