



Real Estate Group, LLC

Licensed Real Estate Broker
Post Office Box 33342 • Indialantic, Florida 32903

PROPERTY MANAGEMENT
CONSULTING
ASSET MANAGERS

COMMERCIAL
RESIDENTIAL
MULTI-FAMILY

-211 Neiman Avenue Melbourne, Florida 32901-



LOCATION: 211 Neiman Avenue Melbourne, Florida 32901
Located halfway between South Babcock St. and West Brevard Ave.

PROPERTY: The site is improved with 7,687 sq. ft. main building and with a 480 sq. ft. second building/storage/garage
The site is 1.49 MOL acres located on the Neiman Ave.
There is approx. 190 feet MOL of frontage on Neiman Ave.
There is approx. 301 feet MOL of on Dunham St.

UTILITIES: Sewer service is provided by City of Melbourne
City Water provided by City of Melbourne

ZONING: C-1 Neighborhood Commercial District, City of Melbourne

ACCOUNT/PARCEL ID: 2728778/27-37-28-75-*-154

PRICE: **\$721,000. Asking Price**

CONTACT: Mike or Natalie Derrick-321.768.1999 mike@derrickrealestate.com



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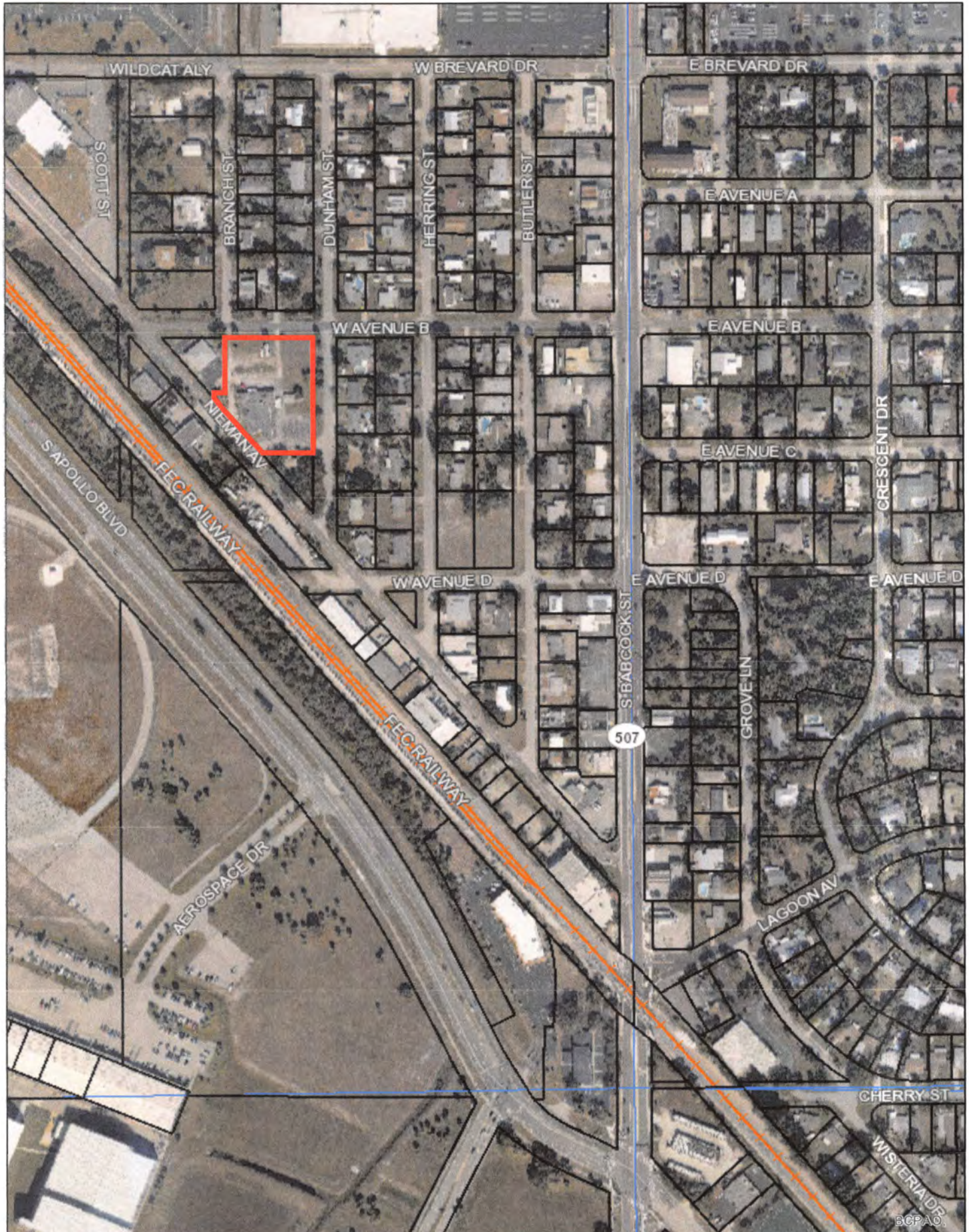
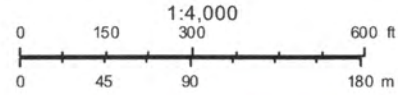
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BREVARD COUNTY PROPERTY APPRAISER-MAP SEARCH

-211 Neiman Avenue Melbourne, Florida 32901-





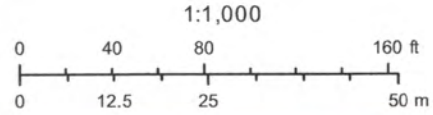
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BREVARD COUNTY PROPERTY APPRAISER -211 Neiman Avenue Melbourne, Florida 32901-



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MICHAEL DERRICK
Realtor/President
Broker

Phone: 1-321-768-1999
Fax: 1-888-717-4755
mike@derrickrealestate.com



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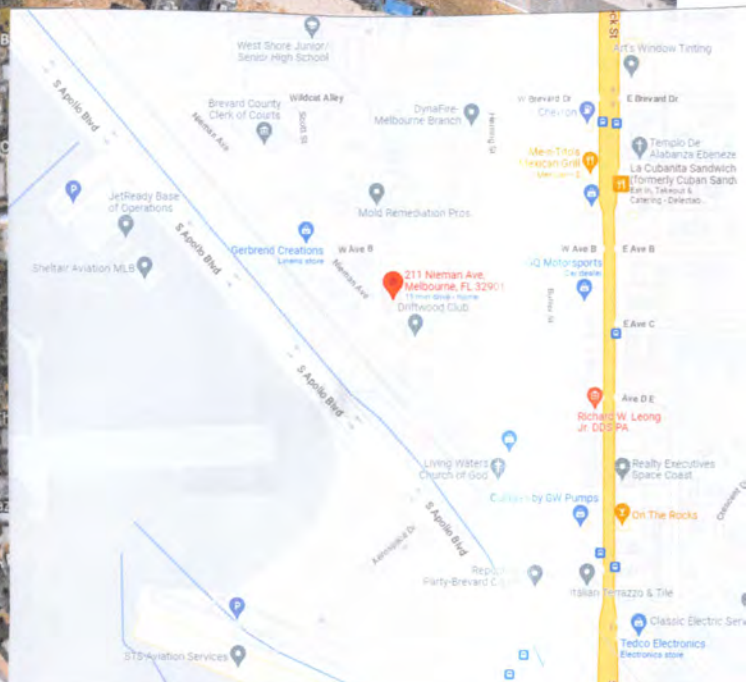
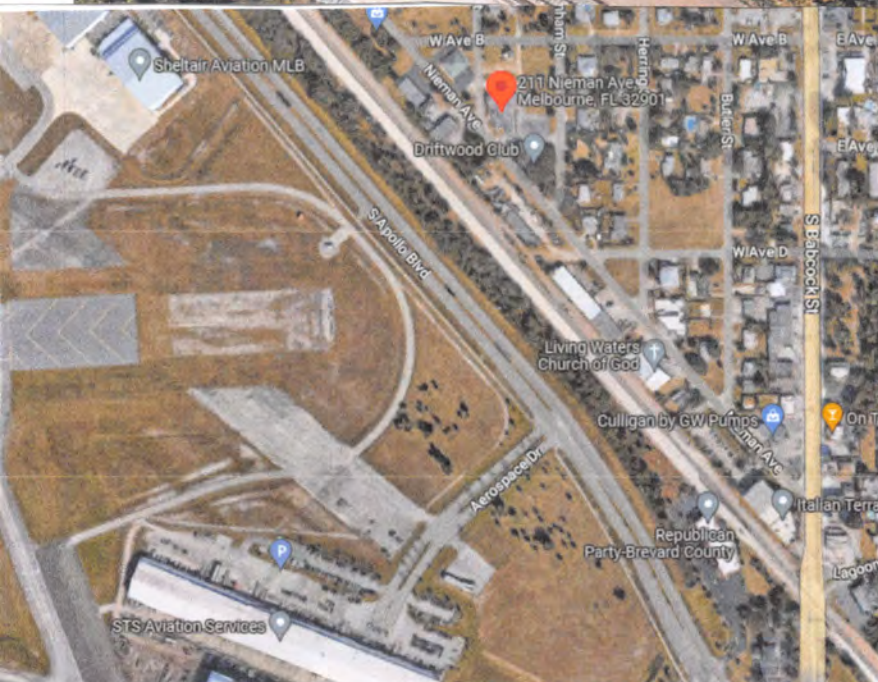
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GOOGLE MAPS

-211 Neiman Avenue Melbourne, Florida 32901-

Google Maps 211 Nieman Ave



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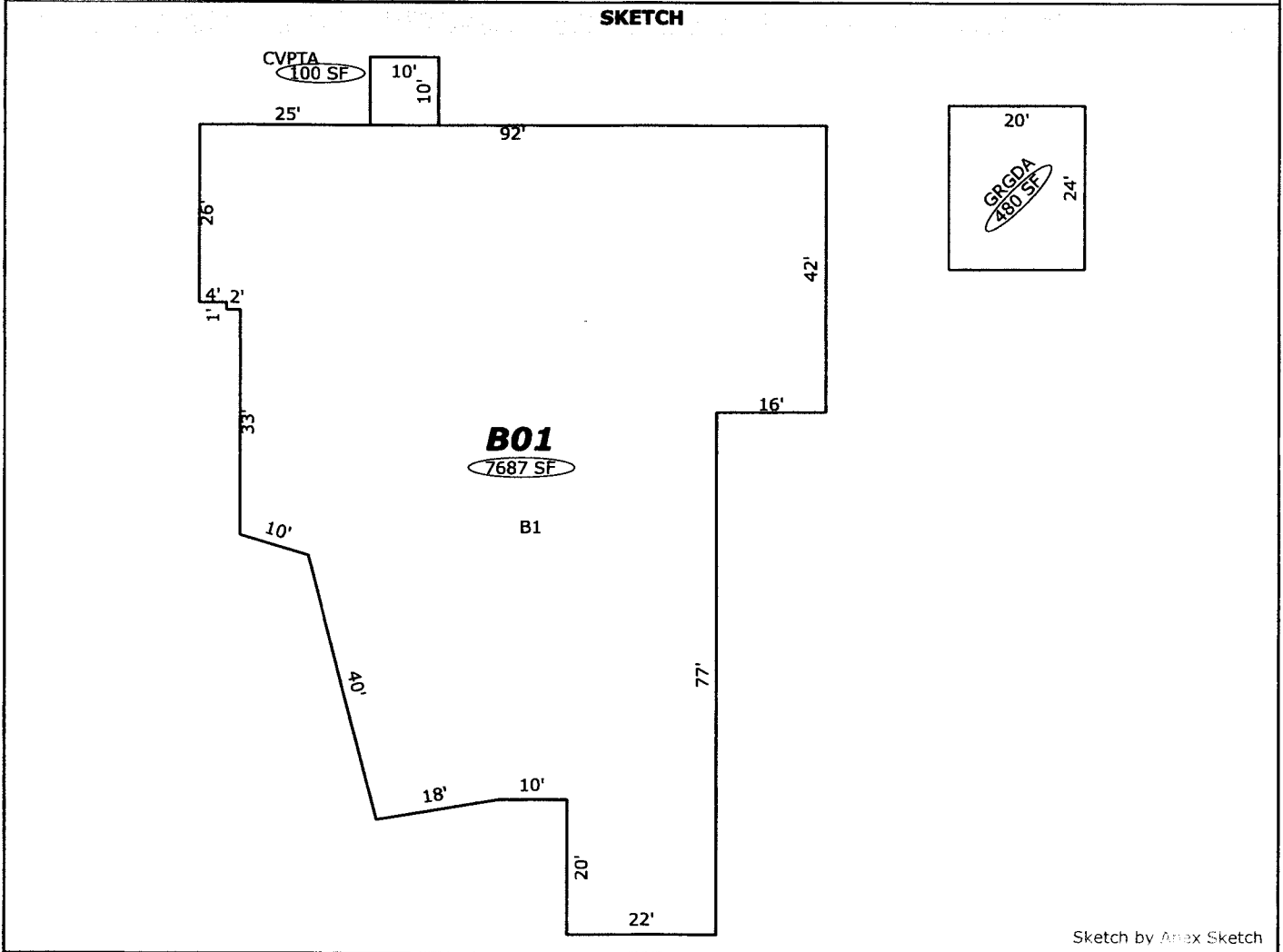
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BREVARD COUNTY PROPERTY APPRAISER-SKETCH/AREA
-211 Neiman Avenue Melbourne, Florida 32901-

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: _____ Parcel No.: _____
 Property Address: _____
 City: _____ County: _____ State: _____ ZipCode: _____
 Owner: _____
 Client: _____ Client Address: _____
 Appraiser Name: _____ Inspection Date: _____



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1.0	7687.0	414.0	7687.0
CVPTA	Covered Patio	1.0	100.0	40.0	100.0
GRGDA	Detached Garage	1.0	480.0	88.0	480.0

COMMENT TABLE 1	



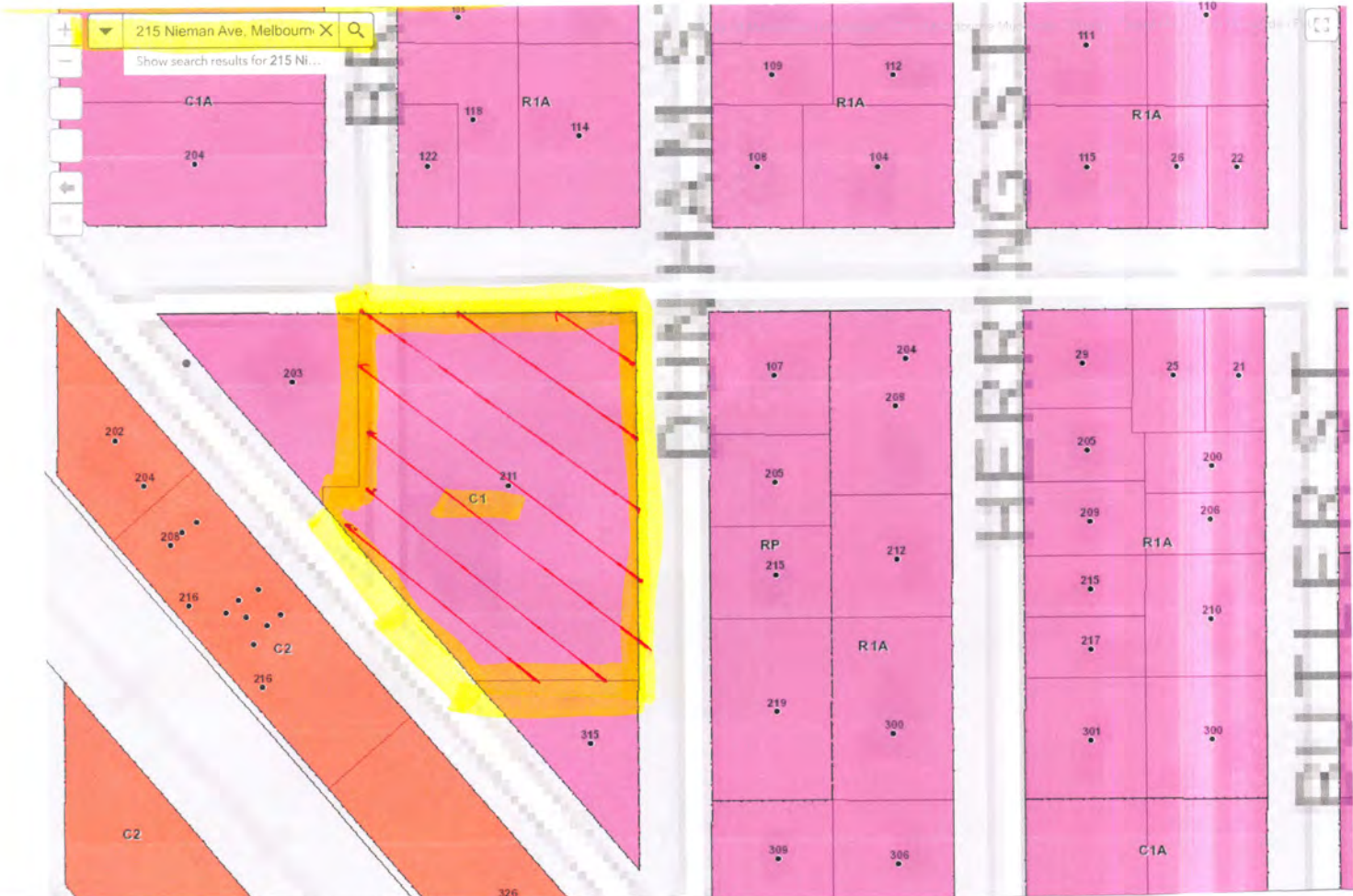
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CITY OF MELBOURNE ZONING C-1/NEIGHBORHOOD COMMERCIAL DISTRICT -211 Neiman Avenue Melbourne, Florida 32901-

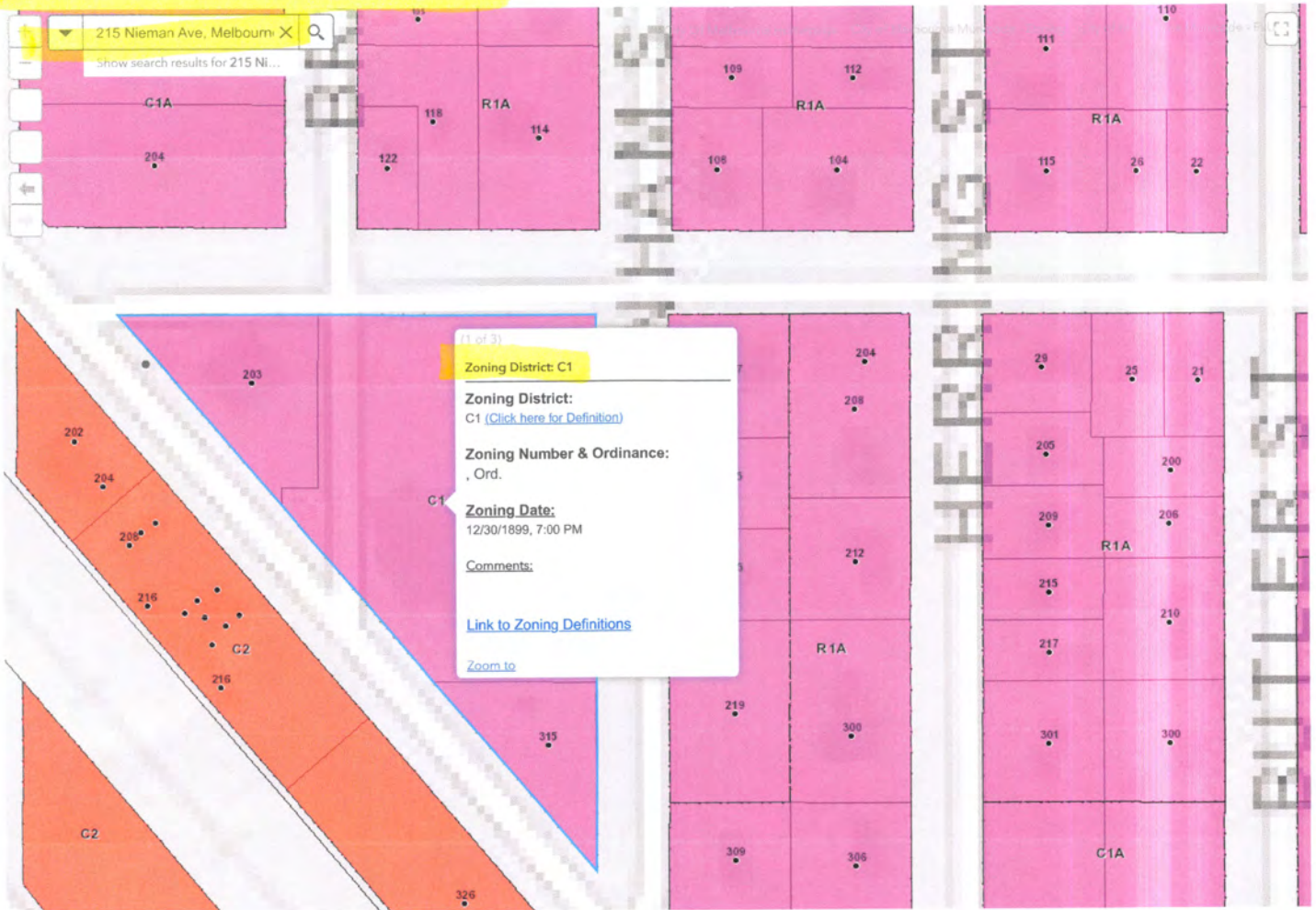


City of Melbourne, Florida / Zoning Code of Ordinances

Sec. 2. - Zoning districts and intent.

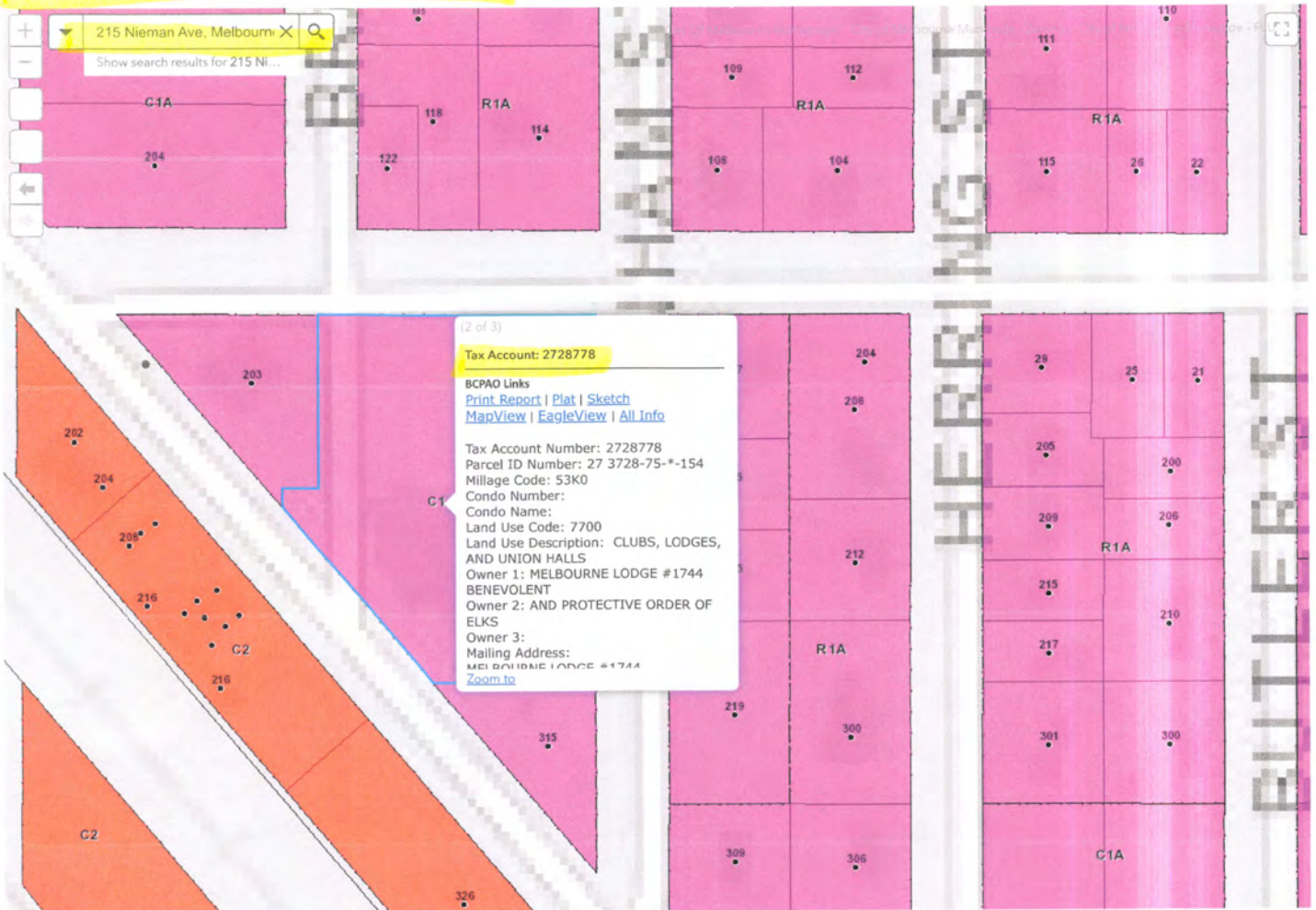
For the purpose of classifying, regulating and restricting the location of trades and industries, and the location of buildings designed for industry, business, residence and other uses, the City of Melbourne is hereby divided into the following zoning districts, which implement the City of Melbourne Comprehensive Plan.

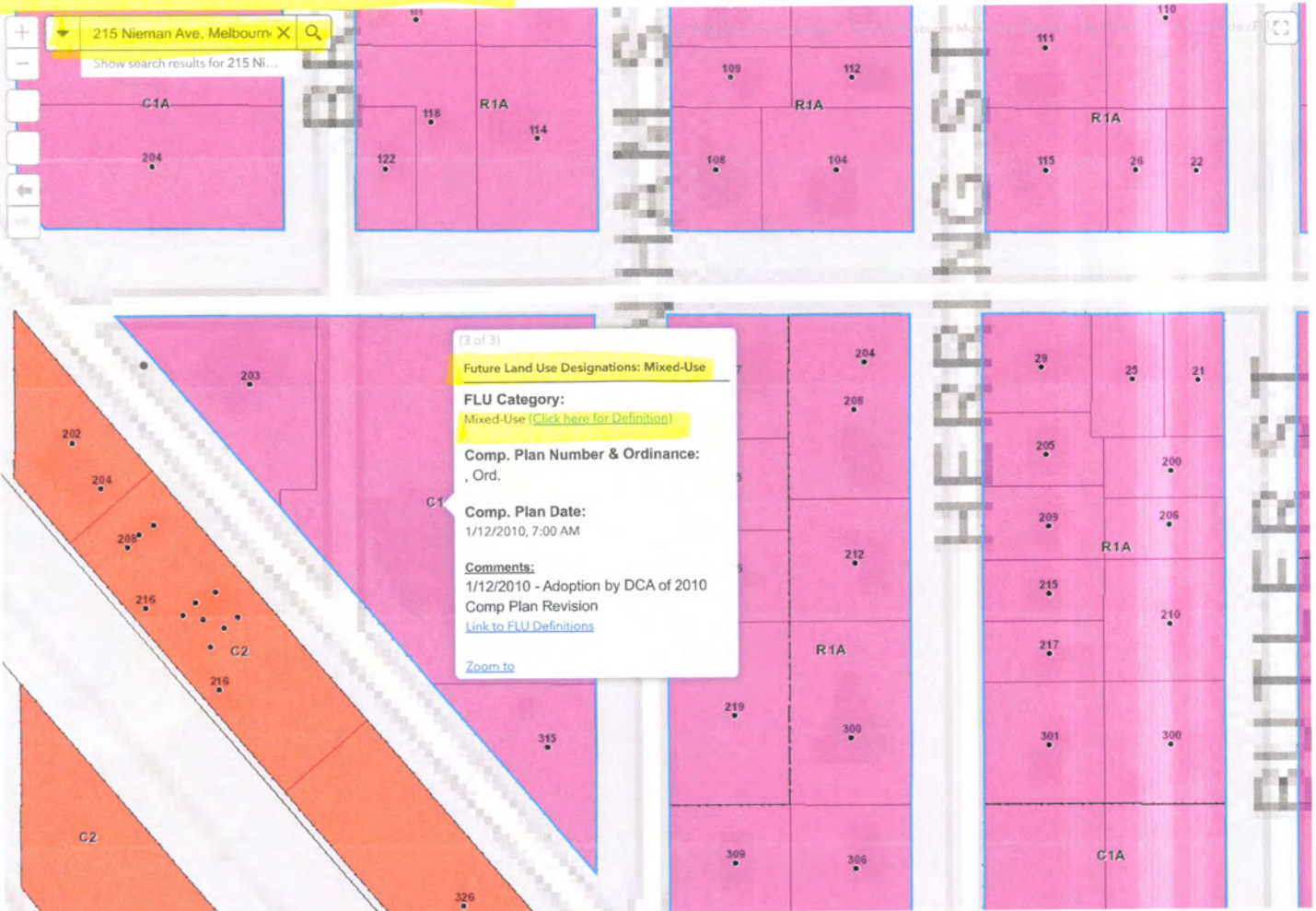
C-1 — Neighborhood Commercial District. The provisions of this district are intended to apply to an area adjacent to arterial and major collector streets and convenient to major residential areas. The types of uses permitted are intended to serve consumer needs. Lot sizes and other restrictions are intended to reduce conflicts with adjacent residential uses and to minimize the interruption of traffic along thoroughfares.



100ft
80.621 28.106 Degrees

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1/28/23, 1:58 PM

City of Melbourne: Zoning & Future Land Use Viewer

GIS City of Melbourne: Zoning & Future Land Use Viewer City of Melbourne GIS Team with Web AppBuilder for ArcGIS



City of Melbourne, Florida / Zoning Code of Ordinances

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