

Stand-Alone Commercial Building In Heart Of Melbourne

1512-1514 N Harbor City Boulevard, Melbourne, FL 32935

High Exposure / Centrally Located / Concrete Block / Seller Financing Available



OFFERING SUMMARY

Sale Price: \$370,000

Acreage: 0.16 Acres

Facility SF: 1,248 SF

Zoning: City of Melbourne
Central Business District
(C-3)

PROPERTY OVERVIEW

Two 624 SF Units = 1,248 SF Total (Units can be Combined)

Originally a Duplex, Former Law Office, Current Air B&B

Exposure to est. 40,000 VPD on US1

Two Electric Meters. Two HVAC Units. One Water Meter

Utilities Include: City Water/Sewer, FPL Electric

C3 Zoning: Office, Retail, Medical, Restaurant, Wholesaling & More!

Seller to Consider Financing Subject to Contract Terms & Buyer Credit

DO NOT DISTURB TENANTS

LOCATION OVERVIEW

Located in the HEART of Melbourne within walking distance to the Downtown Eau Gallie Arts District (EGAD). Easily accessible via nearby Eau Gallie Boulevard which is a direct connector between Interstate 95, Wickham Road, US1 and the beaches. Surrounding businesses include Intracoastal Brewing, Tomahawk Robotics, Sorensen Moving, and Squid Lips to name a few. Make this the future home for your business today!

Zachary Ullian

Broker Associate

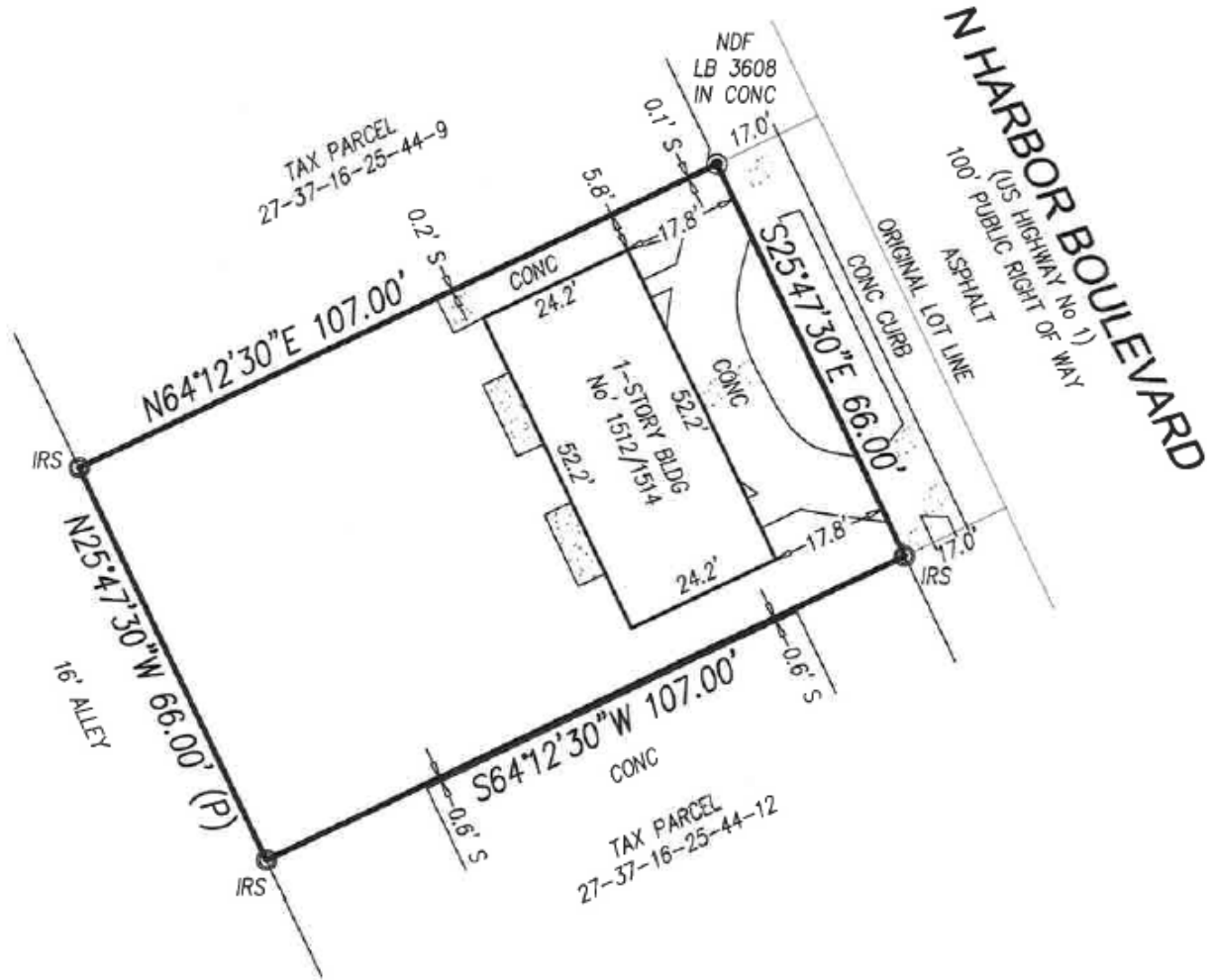
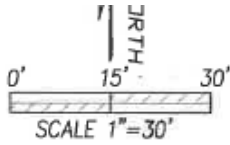
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Survey



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Interior Photos



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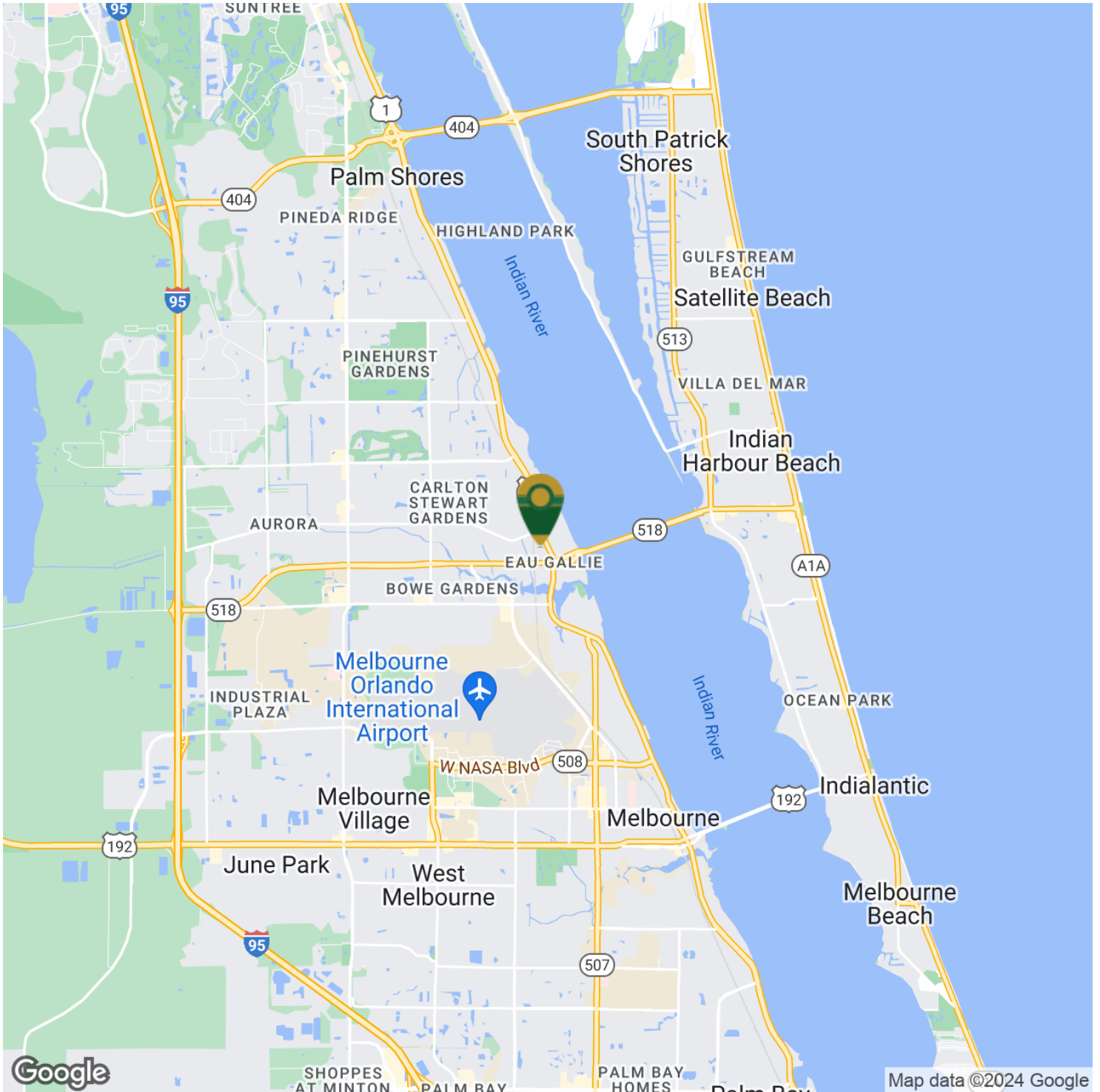
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Location Map



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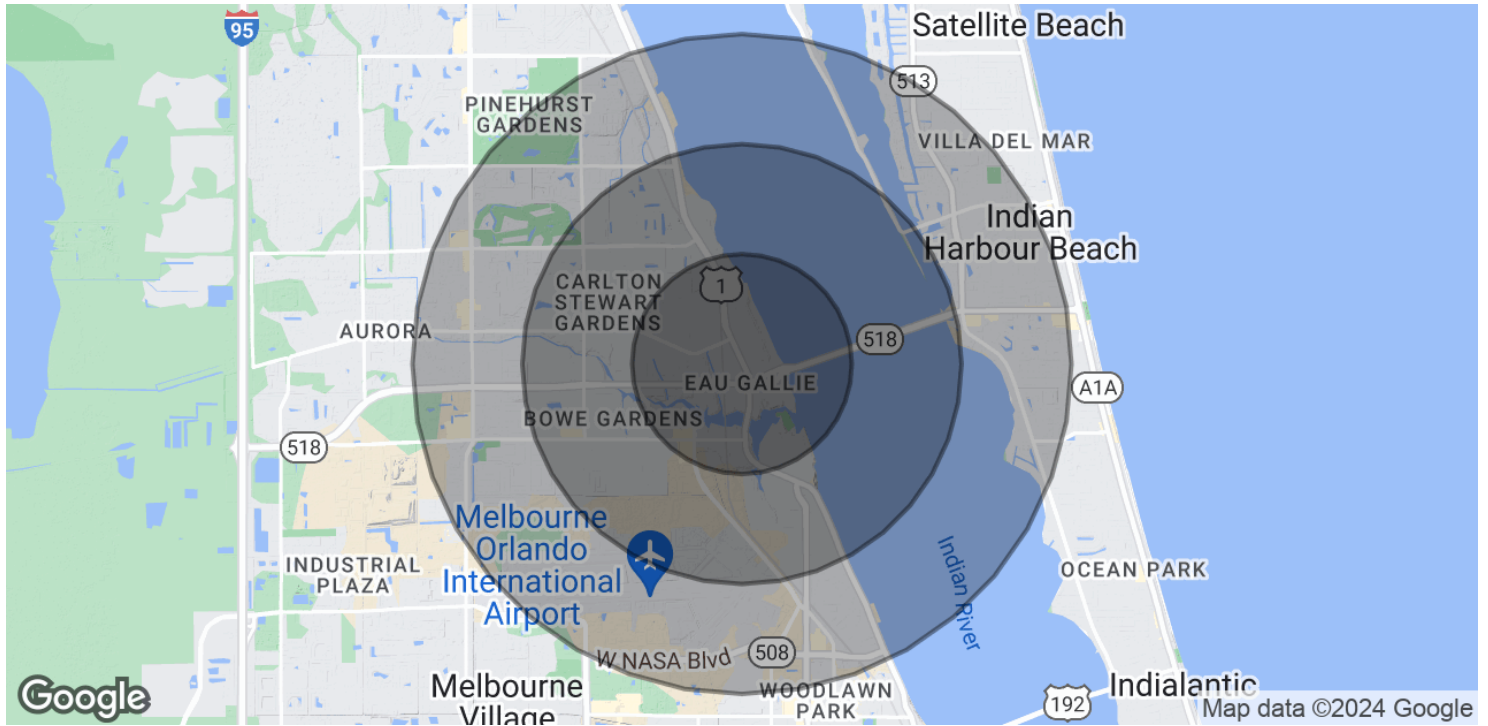
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,281	23,747	52,006
Average Age	39.9	41.4	43.3
Average Age (Male)	39.2	38.6	40.9
Average Age (Female)	40.1	43.5	45.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,737	10,446	24,813
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$57,907	\$61,039	\$66,232
Average House Value	\$158,112	\$178,713	\$216,594

2020 American Community Survey (ACS)

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