

OFFERING MEMORANDUM

E. New Haven Ave

Strawbridge Ave



CURRI
COMMERCIAL

OPPORTUNITY IN MELBOURNE, FL

.33 ACRES | OFFICE/MEDICAL/CLINIC/RETAIL | 1,500 SF | +/- 100' FRONTAGE

OFFERING SUMMARY

Location: 408-410 E Strawbridge Ave
Melbourne, FL 32901

County: Brevard County

Building Area: 1,516 sq ft

Property Size: .33 acres

Zoning: RP - Residential Professional

Future Land Use: Mixed-Use

Frontage: +/- 100'

Tax ID(s): 2817798 & 2817795

Parcel ID(s): 28-37-03-33-4-8 & 28-37-3-33-4-5

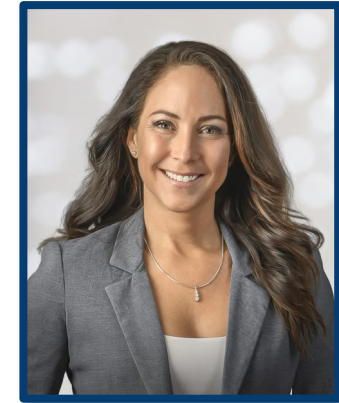
OFFERED AT:
\$450,000



EXECUTIVE TEAM



John Curri
Owner & CEO



Karen D'Alberto
VP/Principal



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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Karen D'Alberto - karen@curriproperties.com | 321-622-3196

WWW.CURRICOMMERCIAL.COM

PROPERTY DESCRIPTION

Curri Commercial, LLC is pleased to present an opportunity in Melbourne, FL to have a highly visible property in thriving Downtown District! 2 adjacent parcels and 1 stellar location! The Zoning allows for various residential and commercial uses. Both lots total .33 acres and the building, once a quant 1950's home, is currently an office with tremendous value-add opportunity and many appealing features.



.33 Acres total



2 Adjacent parcels

- .16 acresw/building

- .17 acres vacant East lot



Building area 1,516 sq ft



Year: 1950



+/- 100' of road frontage



Flood Zone: No (X)



Downtown CRA: Yes



Traffic Count: 20,500 AADT



FLU: Mixed-Use



Zoning uses include:

- Various Residential Uses
- Various Commercial Uses such as
 - professional office space, medical/clinic, professional/financial services and retail



SUBJECT ZONING

Zoning: RP - Residential Professional

FLU: Mixed-Use

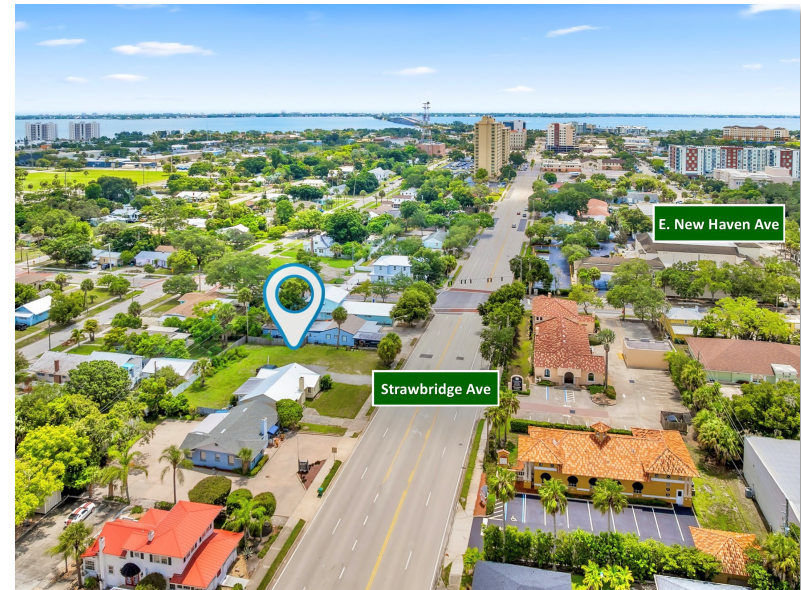


Both lots are zoned RP (Residential Professional) and allow for various residential uses as well as commercial uses including professional office space, medical/clinic, professional/financial services and retail.

RP - Zoning



Opportunity in Melbourne, FL | 4



PROPERTY IMAGES



PROPERTY IMAGES



Disclaimer

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