

912 E New Haven Ave

Jessups
For Sale



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Downtown Melbourne. This versatile property offers a 7,510 SF building with 3 units, ideal for Retail/Neighborhood Center investors. With a rich history dating back to 1935, this well-maintained property features a C3 zoning designation, ensuring ample potential for a range of commercial endeavors. Located in a highly sought-after area, this property presents an exceptional chance to capitalize on the thriving market in Melbourne. Whether seeking a new venture or adding to an existing portfolio, this property promises a blend of history and modern potential for savvy investors.

PROPERTY HIGHLIGHTS

- * Property has two current long term leases in place for rental income to offset costs of ownership.
- * The remaining +/- 4500 square is available for your use or can be easily divided into rental units.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	3
Lot Size:	0.2 Acres
Building Size:	7,510 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	463	962	2,584
Total Population	767	1,673	5,418
Average HH Income	\$48,890	\$49,041	\$55,241

JEFFERY T. ROBISON, CCIM

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



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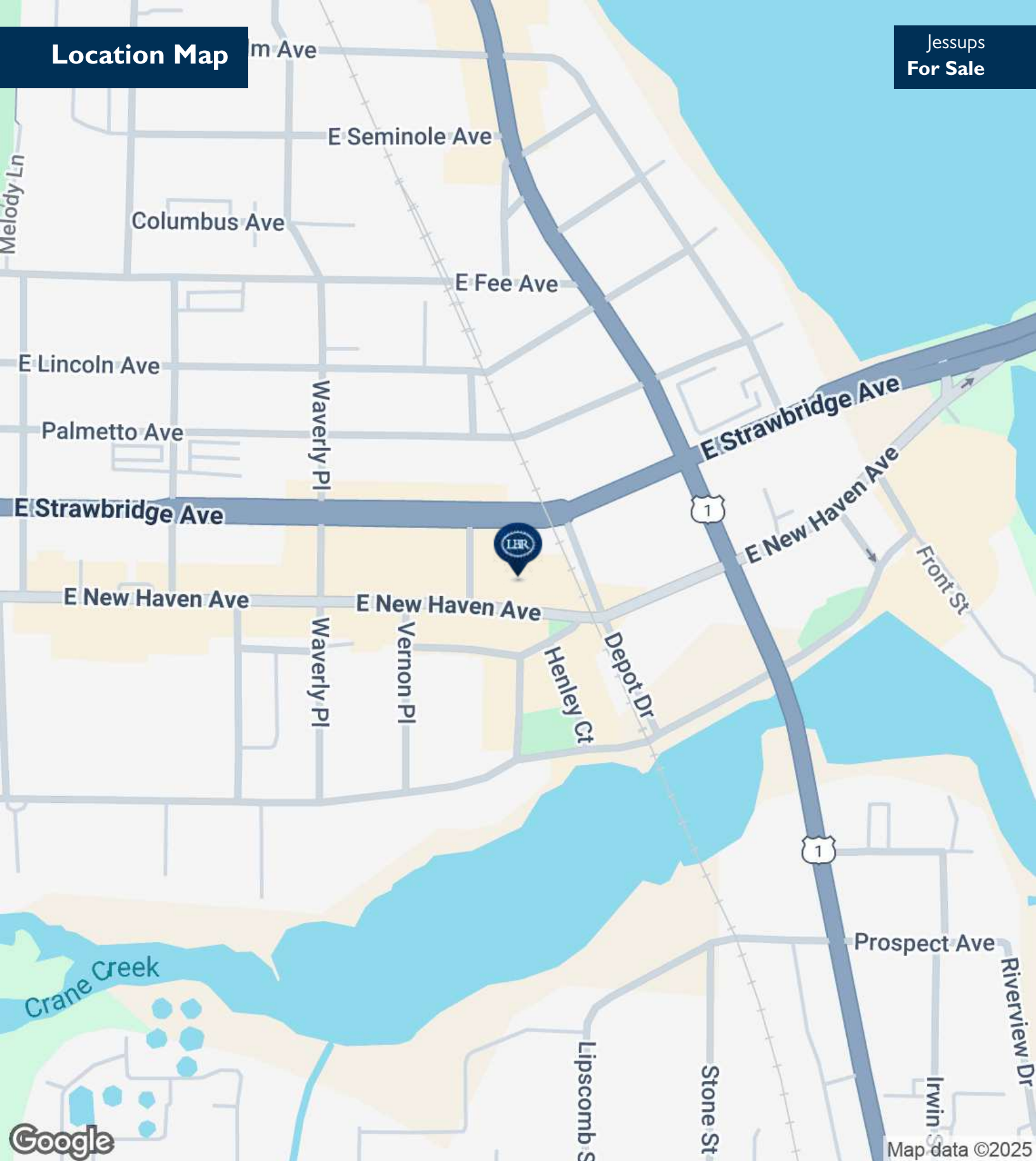
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Location Map

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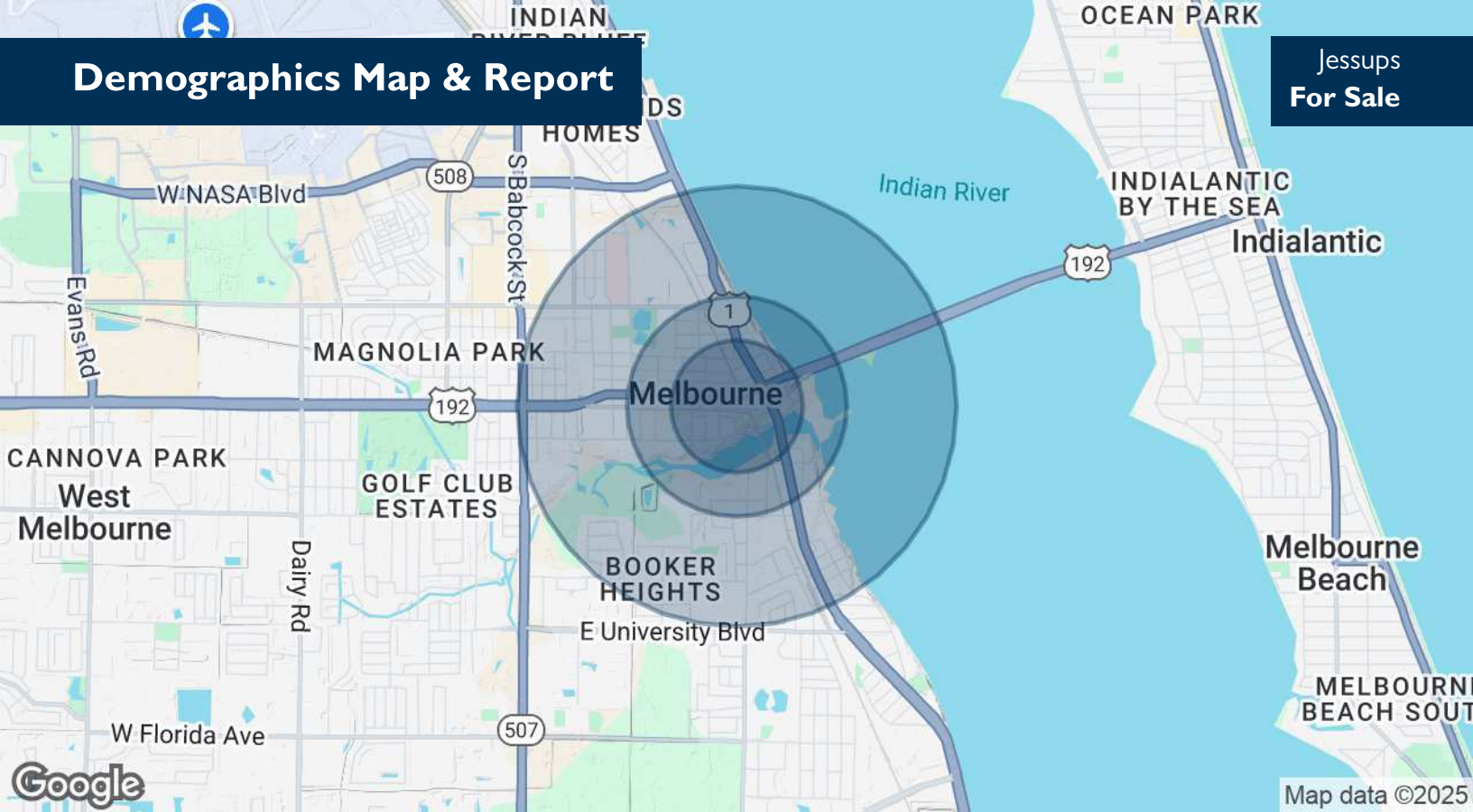
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	767	1,673	5,418
Average Age	60	57	49
Average Age (Male)	56	53	46
Average Age (Female)	64	60	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	463	962	2,584
# of Persons per HH	1.7	1.7	2.1
Average HH Income	\$48,890	\$49,041	\$55,241
Average House Value	\$356,058	\$347,608	\$291,087

Demographics data derived from AlphaMap

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