

VACANT LAND FOR SALE

1.36± Acres

1240 S. Harbor City Blvd.

US Hwy 1

Melbourne, FL 32901

**REDUCED SALE PRICE:
\$475,000**

ZONED: C2 – General Commercial
City of Melbourne

Includes Parcel East of US 1 - Indian River Direct!

PARCELS INCLUDED IN SALE:

Parcel ID: 27-37-34-76-00000.0-0001.00

Parcel ID: 27-37-34-76-00000.0-0010.00

Parcel ID: 27-37-34-76-00000.0-0014.00

Parcel ID: 27-37-34-76-00000.0-0015.00

Directly on US Hwy 1 - Less than 1 Mile North of US 192



GREAT US 1 FRONTAGE WITH SIDE STREET ACCESS

This Indian Riverfront property is perfect for a Multi-tenant Office Building or Future Corporate Headquarter building with plenty of acreage for parking and building height restrictions that could allow for a tall, multi-story building with river views plus the convenience of the US 1 location!

Rev. 9/23/2014



LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

www.TeamLBR.com

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Rob Beckner, Principal

(321) 722-0707 x11

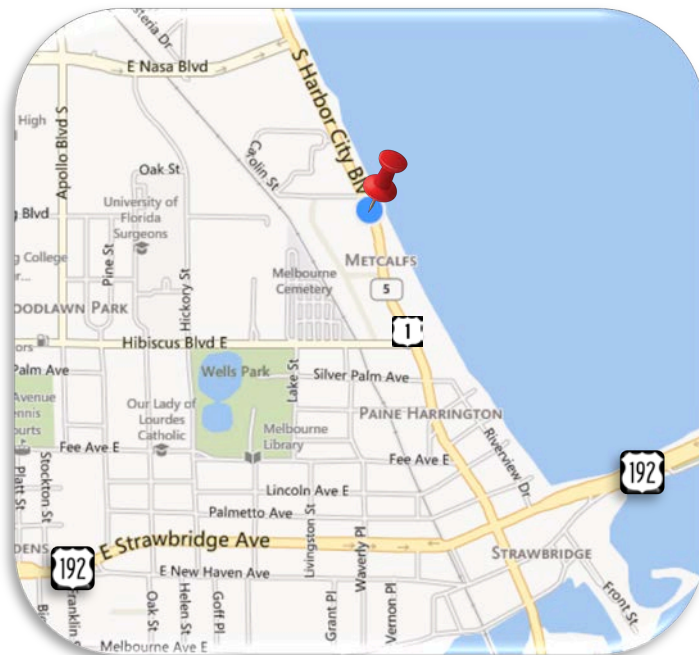
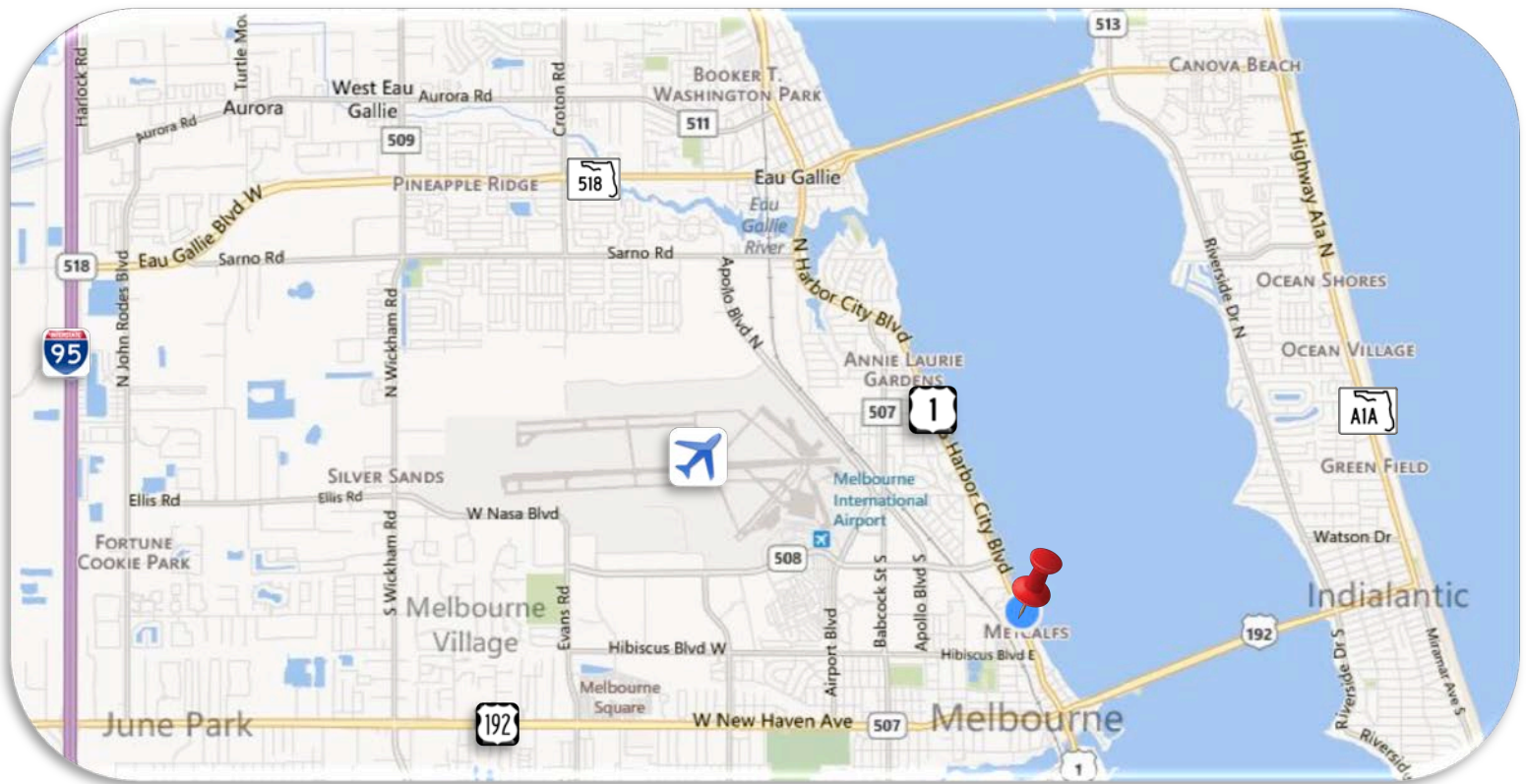
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Information contained herein has been obtained from others and considered to be reliable; However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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DISTANCES TO KEY POINTS:

- .8 miles to US 192
- 3.3 miles to SR 518 (Eau Gallie Cswy.)
- 3.3 miles to A1A via US 192
- 7 miles to I-95 via US 192



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