

BUILDING and LAND FOR SALE

14,117± sf Building
.8± Acre

2500 S. Harbor City Blvd.
Melbourne, FL 32901

SALE PRICE:
\$425,000⁰⁰

PRICE REDUCED!



BUILDING

Concrete block building
Pre-stressed concrete roof
Two roll-up OHDs
New metal awning
18' ceiling height
3-phase power
Upstairs mezzanine office and work areas
(1,549 sf included in sf calculation)
On-site ample parking

TRAFFIC COUNT

38,210 AADT (2014)

ZONING

C-C2, City of Melbourne



LOCATION

West side of US 1 (Harbor City Blvd.) just south of US 192
Minutes south of Downtown Melbourne and north of
University Blvd.



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INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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Brian L. Lightle, CCIM, SIOR
President | Broker

(321) 722-0707 x14
Brian@TeamLBR.com

70 W. Hibiscus Blvd. · Melbourne, Florida 32901 · (321) 722-0581 fax

*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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- Concrete block building
- .8 acre parcel with additional .3 acre available
- Mezzanine area
- Nicely landscaped
- High traffic
- Great visibility



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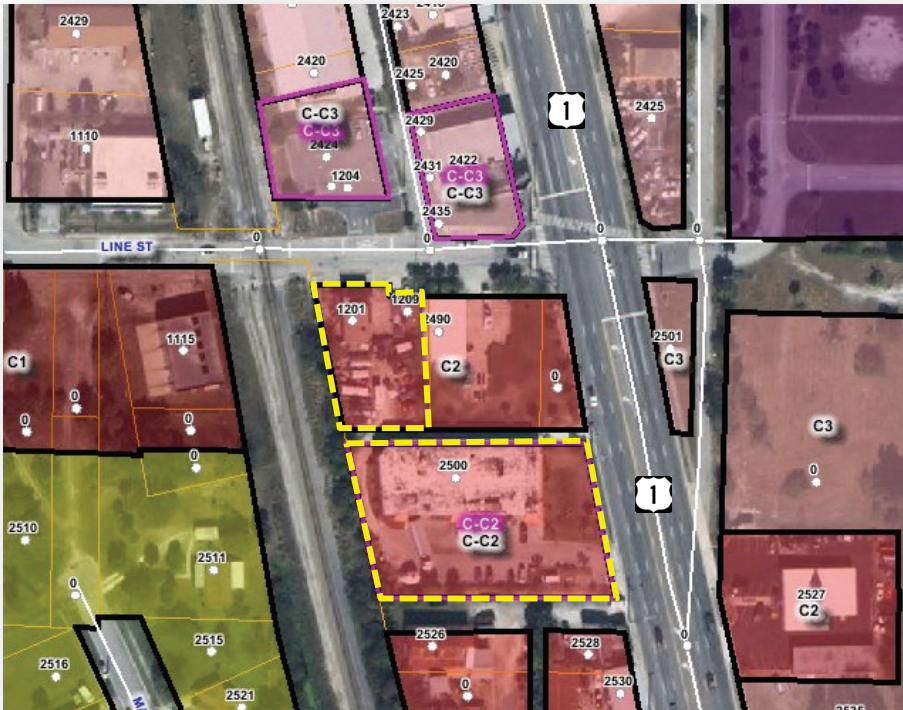
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PROPERTY

14,117 sf building on .8 acre parcel

There is an adjacent .3 acre parcel also available that will allow for access via Line St. Currently this additional parcel is fully fenced.

ZONING – C-C2, City of Melbourne

Broker makes no warranty or guarantee concerning the completeness, accuracy or reliability of the zoning stated. The burden for determining completeness, accuracy or reliability for or the appropriateness for use rests solely on the buyer/tenant of this property.



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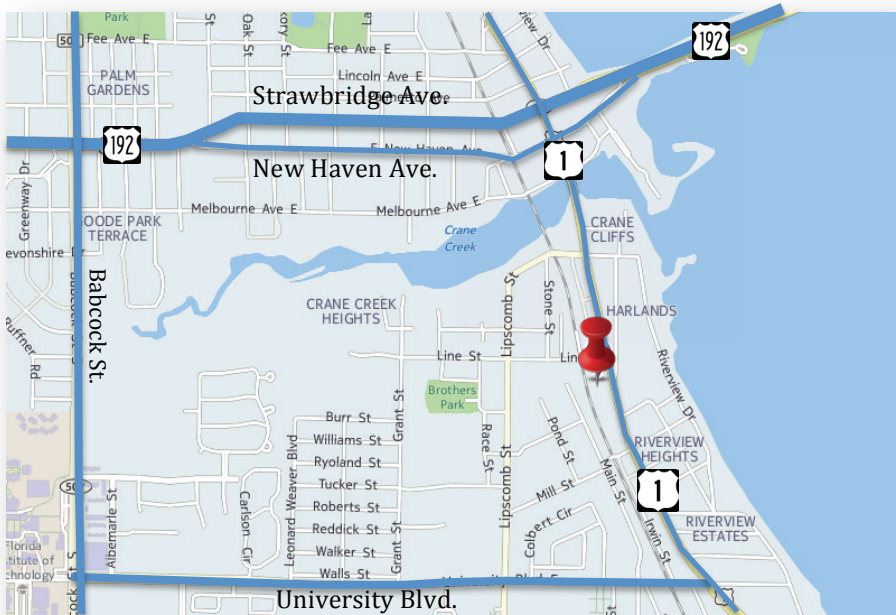
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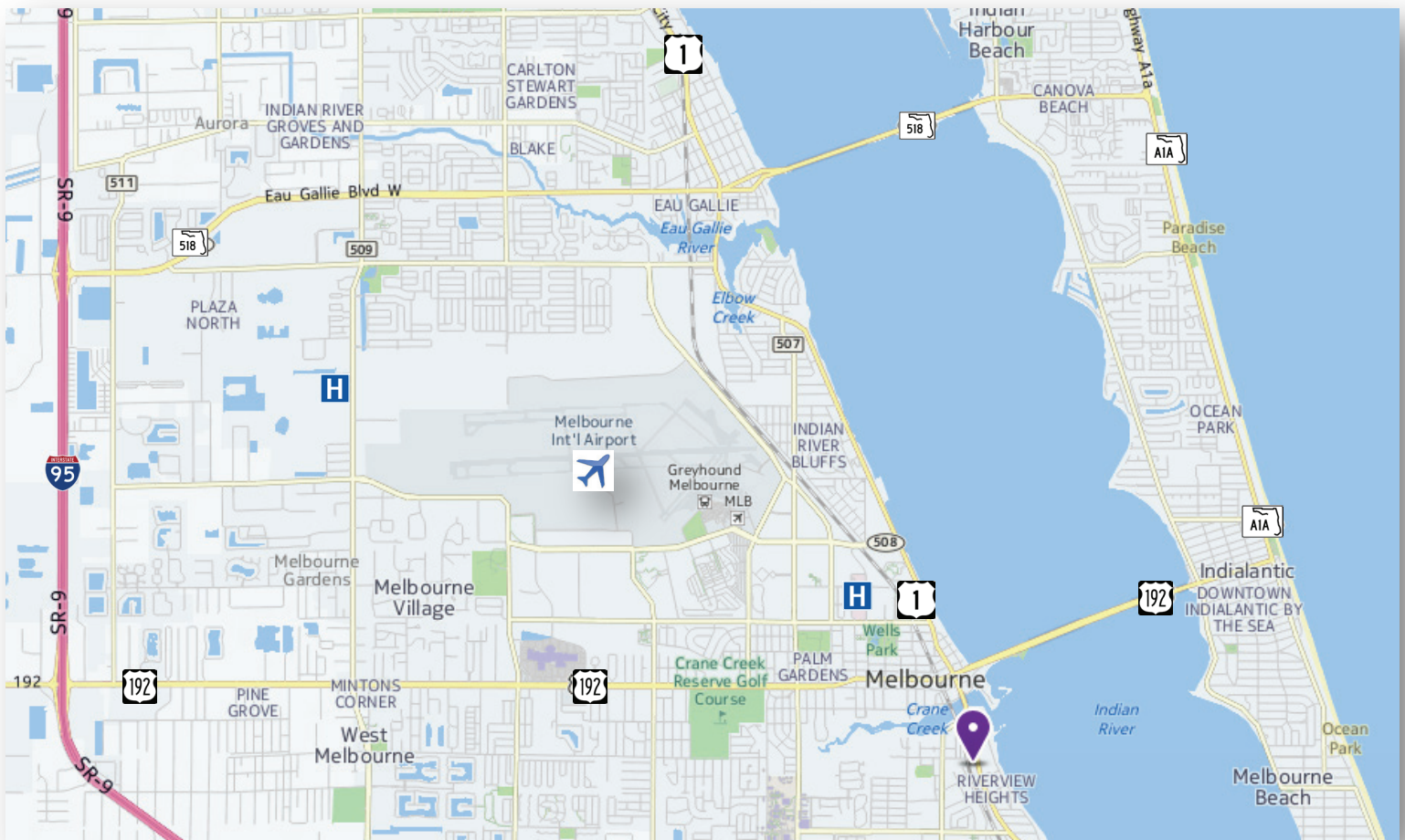


DISTANCES:

- .6 mile US 192
- .5 mile University Blvd.
- 4.6 miles SR-518 (Eau Gallie Blvd.)
- 7 miles I-95 via US 192

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	4,469	44,959	107,233
Daytime businesses	707	3,511	6,502
Daytime employees	5,443	39,285	74,356



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