

760-780 W. New Haven Ave., Melboune, fl

TWO RETAIL STORES

+ .31 Acre Commercial Lot OFFERED AT \$895,000



Capstone Commercial of Brevard, Inc. P.O. Box 320945, Cocoa Beach, Fl. 32932 Kent Cooper CCIM, Broker







Building Improvement 1

Address 780 W. New Haven Ave.

Building Improvement 3,873 SF
Lot Size .23 Acre
Real Estate Taxes \$4,817.21
Year Built 1986

Zoning B2 General Commercial

Free Standing Two Story
Frame Code Wood Frame

Exterior Code Brick

Roof Type Wood Truss
Roof Cover ASB Shingles

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Building Improvement 2

Address 760 W. New Haven Ave.

Building Improvement 2,346 SF
Lot Size .11 Acre
Real Estate Taxes \$3,479.02
Year Built 1963

Zoning B2 General Commercial

Free Standing One Story

Frame Code Masonry Concrete

Exterior Code Stucco

Roof Type Wood Truss/Bar Joist Roof Cover Built Up Membrane

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Vacant Lot

Real Estate Taxes

Address 1933 Palm Blvd.
Building Improvement Vacant Land
Lot Size .31 Acre

Zoning B2 General Commercial Utilities Municipal water & sewer

\$912.85

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www.capstonebrevard.com

Description

This listing includes three properties. Two free standing commercial buildings and one vacant lot directly behind the commercial buildings that face New Haven. The Sellers seek to sell all three parcels under one sale and do not wish to piece mill out the three parcels. All of the properties are zoned B-2 by the City of Melbourne. The following is a brief description of each property:

Address 780 W. New Haven Ave. Building Improvement 3,873 SF Lot Size .23 Acre Real Estate Taxes \$4,817.21 Year Built 1986 Zoning B2 General Commercial Free Standing Two Story Frame Code Wood Frame Exterior Code Brick	Building Improvement 1	
Roof Type Wood Truss Roof Cover ASB Shingles	Building Improvement Lot Size Real Estate Taxes Year Built Zoning Free Standing Frame Code Exterior Code Roof Type	3,873 SF .23 Acre \$4,817.21 1986 B2 General Commercial Two Story Wood Frame Brick Wood Truss

760 W. New Haven Ave. 2,346 SF .11 Acre \$3,479.02
.11 Acre
\$3.479.02
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1963
B2 General Commercial
One Story
Masonry Concrete
Stucco
Wood Truss/Bar Joist
Built Up Membrane

Vacant Lot	
Address	1933 Palm Blvd.
Building Improvement	Vacant Land
Lot Size	.31 Acre
Real Estate Taxes	\$912.85
Zoning	B2 General Commercial
Utilities	Municipal water & sewer

Total Real Estate Taxes	
Improvement 1	\$4,817.21
Improvement 2	\$3,479.02
Vacant Lot	\$ 912.8 <u>5</u>
Total RE Taxes	\$9,209.08

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