



760-780 W. New Haven Ave., Melbourne, 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
Office: 321-784-4222 Cell: 321-720-0429 Email: kent@capstonebrevard.com



www.capstonebrevard.com



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

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

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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:

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Total Real Estate Taxes	
Improvement 1	\$4,817.21
Improvement 2	\$3,479.02
<u>Vacant Lot</u>	<u>\$ 912.85</u>
Total RE Taxes	\$9,209.08

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