

## Office Building For Sale Corner Lot Direct US 1 Frontage

### PROPERTY TYPE:

Professional Office Building  
1 Story Free Standing

### LOCATION

496 N Harbor City Blvd, Melbourne, FL 32935  
Corner of US 1 and Loveridge Dr

### SITE DESCRIPTION:

Corner Lot with Direct Frontage on busy  
N Harbor City Blvd.  
Building Square Feet: 1508  
Offices: 4 + Reception + Admin/Secretary +  
Kitchen/Breakroom + additional rooms  
Bathrooms: 2  
Parking Spaces +-8



### ZONING:

C1A, General Commercial  
City of Melbourne

496 N Harbor City Blvd

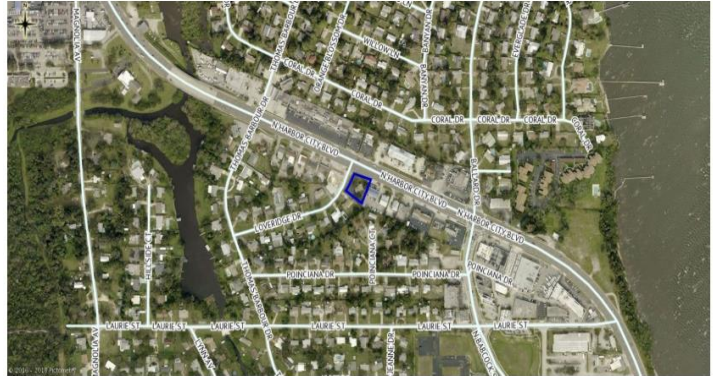
### TRAFFIC COUNTS:

2016 ADT 41,000 Thomas Barbour Dr/US 1

**UTILITIES:** City Water & Sewer  
City of Melbourne.

**TAXES:** \$2,740

**PRICE: \$249,900**



### COMMENTS:

Excellent site for professional office space  
Medical, attorney, real estate, accountant

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