

Prime Wickham Rd Frontage!



Address:

0 Wickham Rd, Melbourne, FL 32935 – Tax Account: 2709806

Asking Price:

\$299,900 – Cash, Conventional, Build to Suit, or Owner Financing

Location:

Just North of Lake Washington Rd on the east side of Wickham Rd (Former Tennis Court of Sun N' Green Condo)

Property Description:

One of the few remaining smaller parcels available on Wickham Rd. This property provides very High Visibility, great access to all major amenities and a very high traffic count on the Wickham Road Corridor. **Professional Zoning** will allow Medical, Dental, Legal or other Professional Offices. Initial site plans indicate a building of approximately upto 4,000 square feet could be built. Survey & preliminary site plans will be available during Buyer's due diligence.

Size:

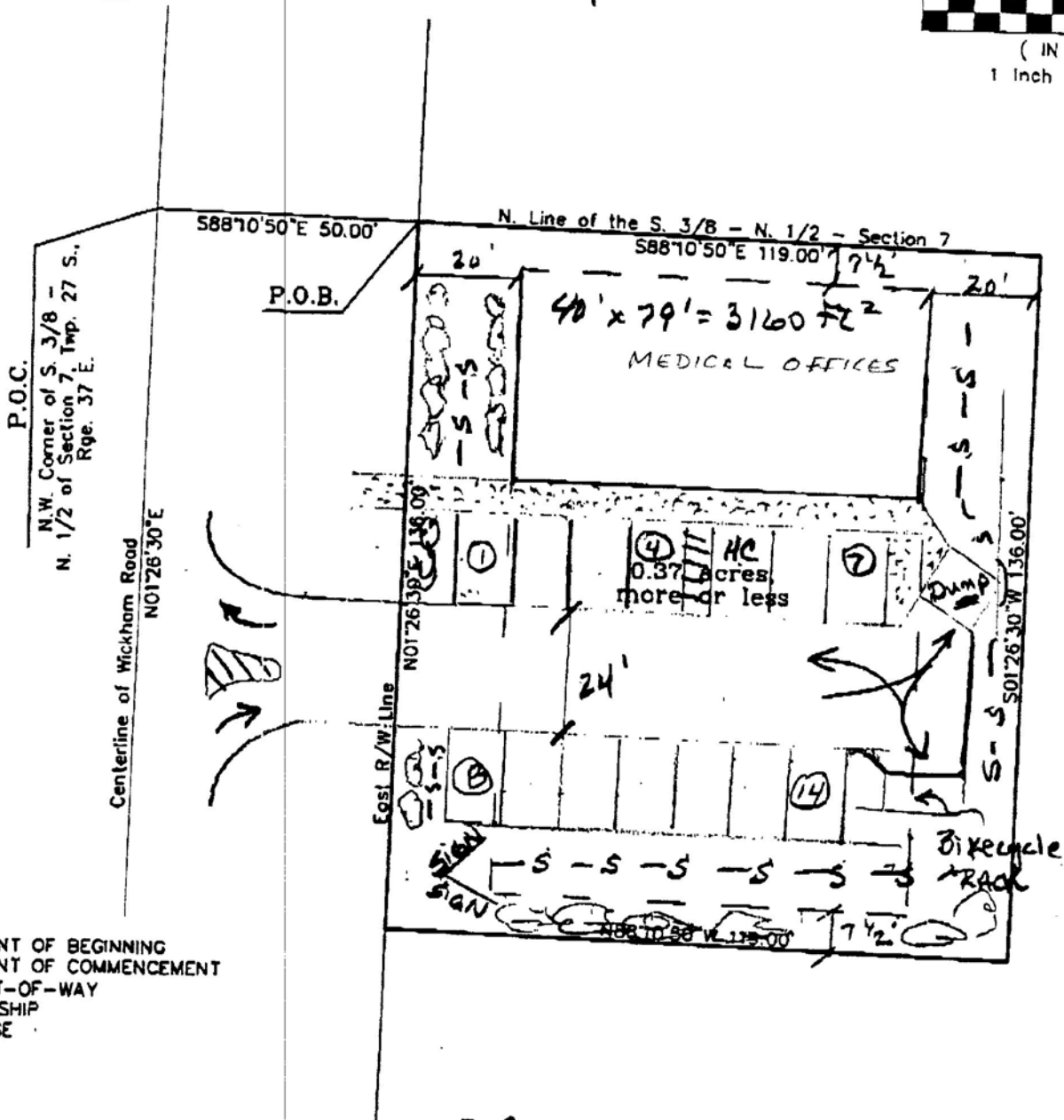
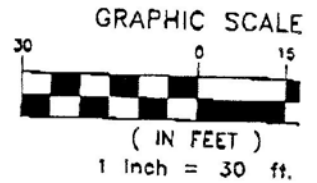
A square-shaped parcel with dimensions of 136ft Frontage on Wickham Rd by 119ft Depth. 34,500 Cars Per Day Traffic Count!

Contact:

SPECTRUM, INC.
"INVESTMENTS IN REAL ESTATE"
Paul R. Rufo
Broker/President
ph: 321-543-8265
fax: 321-308-9028
ruforealestate@yahoo.com
PO Box 411779 • Melbourne, FL 32941

SKETCH AND DESCRIPTION WAS
PREPARED BASED UPON INFORMATION
PROVIDED BY CLIENT. NO OTHER INFORMATION
WAS PROVIDED OR RESEARCHED.

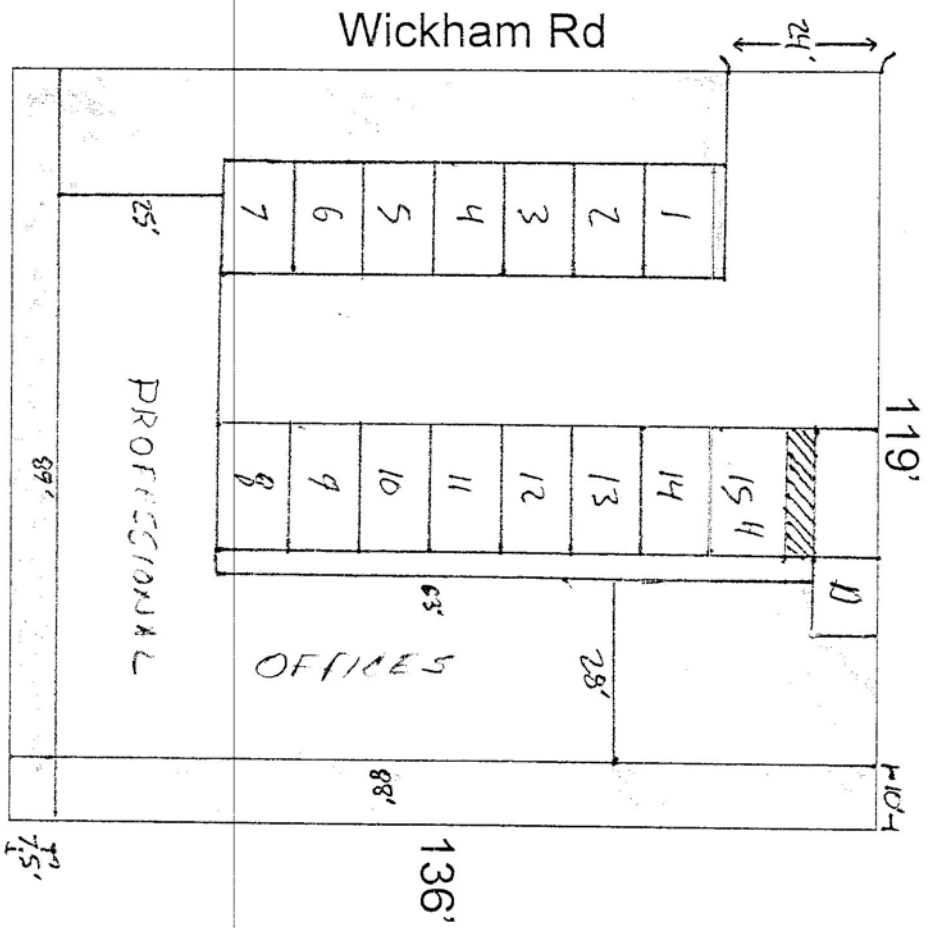
3160 ft² ⇒ 2070
14 spaces ⇒ 1/225 ft²



P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
TWP = TOWNSHIP
RGE. = RANGE

308-9028

DESCRIPTION OF A PARCEL OF LAND IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.
THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.
DESCRIPTION PREPARED AS REQUESTED BY PAUL RUFO.
BEARING REFERENCE: ASSUMED BEARING OF S88°10'50"E ON THE NORTH LINE OF THE SOUTH 3/8 OF THE NORTH 1/2 OF SECTION 7,
TOWNSHIP 27 SOUTH, RANGE 37 EAST.
DESCRIPTION IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
DESCRIPTION IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A COMPLETE AND ACCURATE TITLE SEARCH.
DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR
AND MAPPER.



3,989 sq ft OFFICE BLDG.

SURVEY OF A PARCEL OF LAND IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

SURVEY FOR BOUNDARY AND LOCATION OF VISIBLE ABOVEGROUND IMPROVEMENTS ONLY.

UNDERGROUND IMPROVEMENTS AND/OR UTILITIES ARE NOT LOCATED OR SHOWN ON THIS SURVEY.

SURVEY PERFORMED AS REQUESTED BY PAUL RUFO.

BOUNDARY LINES LOCATED AND/OR ESTABLISHED ACCORDING TO THE DESCRIPTION FURNISHED BY PAUL RUFO.

BEARING REFERENCE: ASSUMED BEARING OF S88°10'50"E ON THE NORTH LINE OF THE SOUTH 3/8 OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 37 EAST.

THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A COMPLETE AND ACCURATE TITLE SEARCH.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY LAW, FLORIDA STATUTES CHAPTER 472; CHAPTER 61G17, F.A.C.

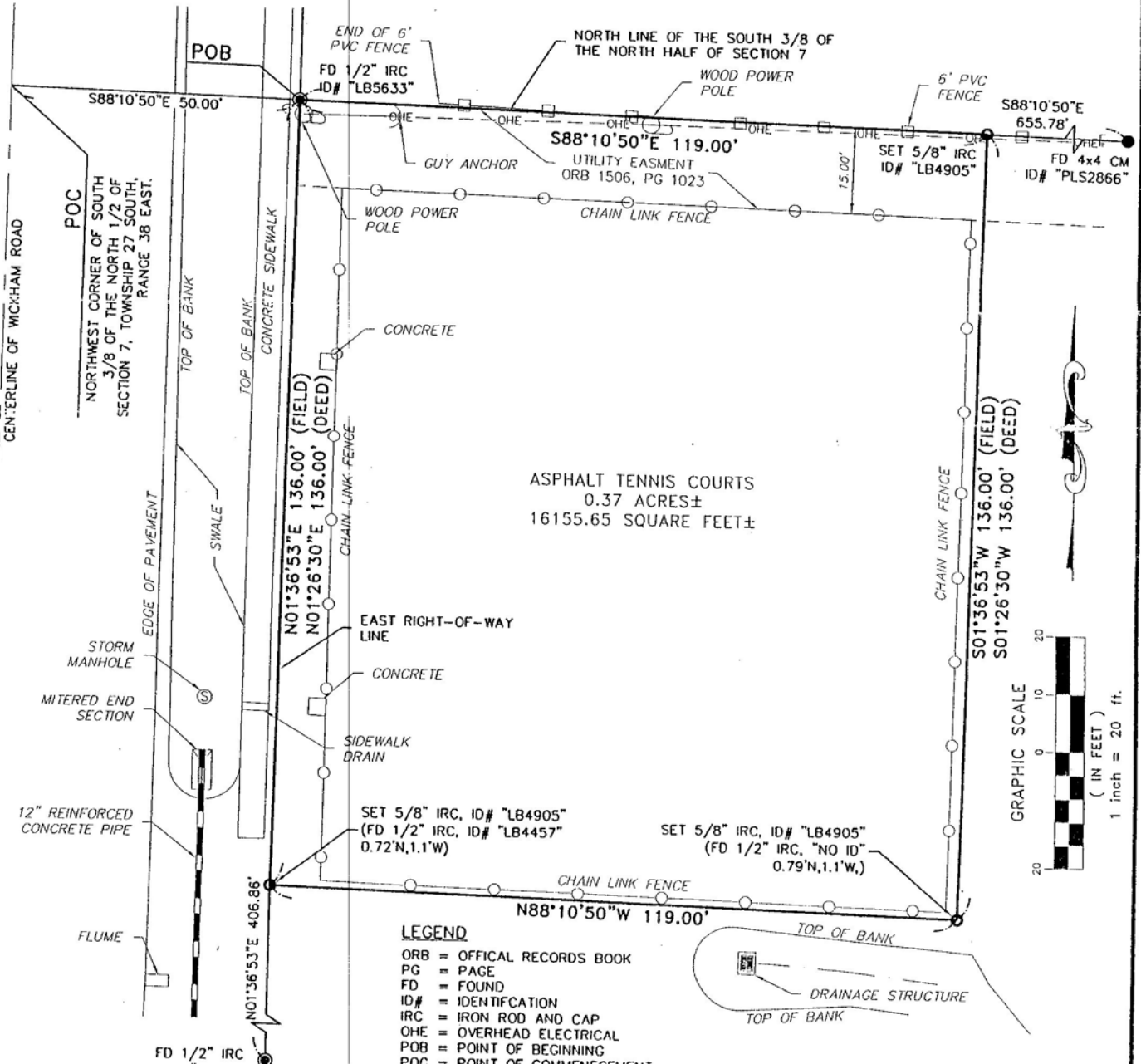
THIS DESCRIPTION IS FOR THE EXCLUSIVE USE OF: PAUL RUFO

DESCRIPTION:

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 3/8 OF THE NORTH 1/2 OF SAID SECTION 7 AND RUN S88°10'50"E, ALONG THE NORTH LINE OF SAID SOUTH 3/8 OF THE NORTH 1/2 OF SAID SECTION 7, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WICKHAM ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S88°10'50"E A DISTANCE OF 119.00 FEET; THENCE S01°26'30"W, PARALLEL TO AND 119 FEET SOUTH OF (AS MEASURED PERPENDICULARLY) TO THE NORTH LINE OF SAID SOUTH 3/8 OF THE NORTH 1/2 OF SAID SECTION 7, A DISTANCE OF 136 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID WICKHAM ROAD; THENCE N01°26'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRES, MORE OR LESS.

SUBJECT TO THOSE CERTAIN EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY AS RECORDED IN THE HARBOR GREEN DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2320, PAGES 622 THROUGH 693, INCLUSIVE AND AS AMENDED IN OFFICIAL RECORDS BOOK 2331, PAGE 844, AND OFFICIAL RECORDS BOOK 2341, PAGE 2537 AND OFFICIAL RECORDS BOOK 2401, PAGE 2651 AND OFFICIAL RECORDS BOOK 3134, PAGE 2905 AND OFFICIAL RECORDS BOOK 3134, PAGE 2907, ALL BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SUBJECT ALSO TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



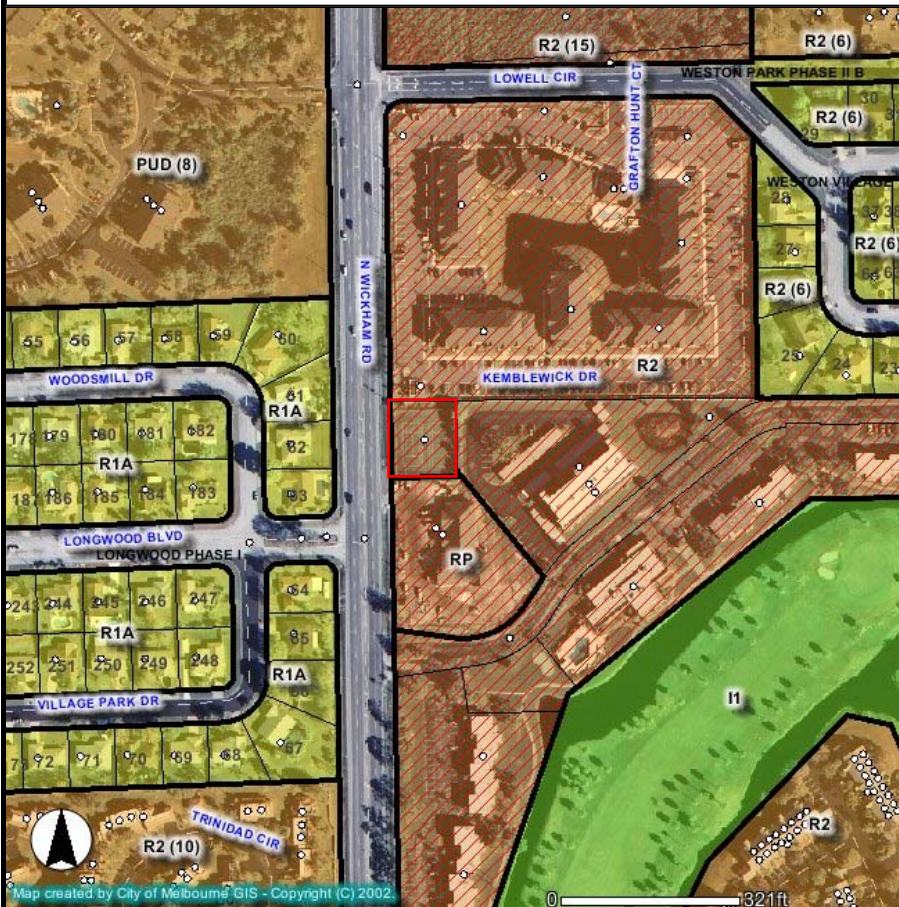
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City of Melbourne, GIS Division.

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Wickham Rd - Tennis Court



Overview Map:



Legend

- Address
- City Boundary
- Conditional Use
- Zoning
- Parcel
- Future Land Use
- COM
- COM \ HDR
- COM \ IND
- COM \ LDR
- COM \ MDR
- CON
- HDR
- IND
- LDR
- MDR
- PLI
- PLI \ COM
- PLI \ LDR
- PLI \ MDR
- PLI \ REC
- REC
- REC \ MDR
- Road
- 2006 Aerials (1ft Color)
- Indian River Lagoon
- County Outline
- Atlantic Ocean