

MICHAEL DERRICK
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Broker

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PROPERTY MANAGEMENT
CONSULTING
ASSET MANAGEMENT

LICENSED REAL ESTATE BROKER
POST OFFICE BOX 33342 • INDIALANTIC, FLORIDA 32903

COMMERCIAL
RESIDENTIAL
MULTI-FAMILY

1745 AURORA RD-5,000 SQ. FT. WAREHOUSE-ZONED BU-2



LOCATION: 1745 Aurora Road Melbourne, Florida 32935
Northeast Corner of Aurora Road and Alpha Drive Melbourne
Just two blocks West of Intersection Aurora Rd. and
Stewart Rd./Commodore Blvd.

SITE: The Site is improved with warehouse/office 5,000 sq. ft. building,
built in 1987, (3,850 sq. ft. of warehouse and 1,250 sq. ft. office space)
with roll up door.

PROPERTY: Corner Lot .43 acres MOL. Approximately 125 feet frontage MOL
on Aurora Rd. and approximately 150 feet frontage MOL
on Alpha Dr. Melbourne, FL 32935

UTILITIES: Municipal Water and Sewer

ZONING: Zoned BU-2 Brevard Co.-Retail/Warehousing & Wholesale Commercial

LEASED: Lease on has expired. Tenant would like 60 days' notice to move.

PRICE: **\$438,800.00 ASKING PRICE**

CONTACT: Natalie Derrick-321.768.1999 natalie@derrickrealestate.com

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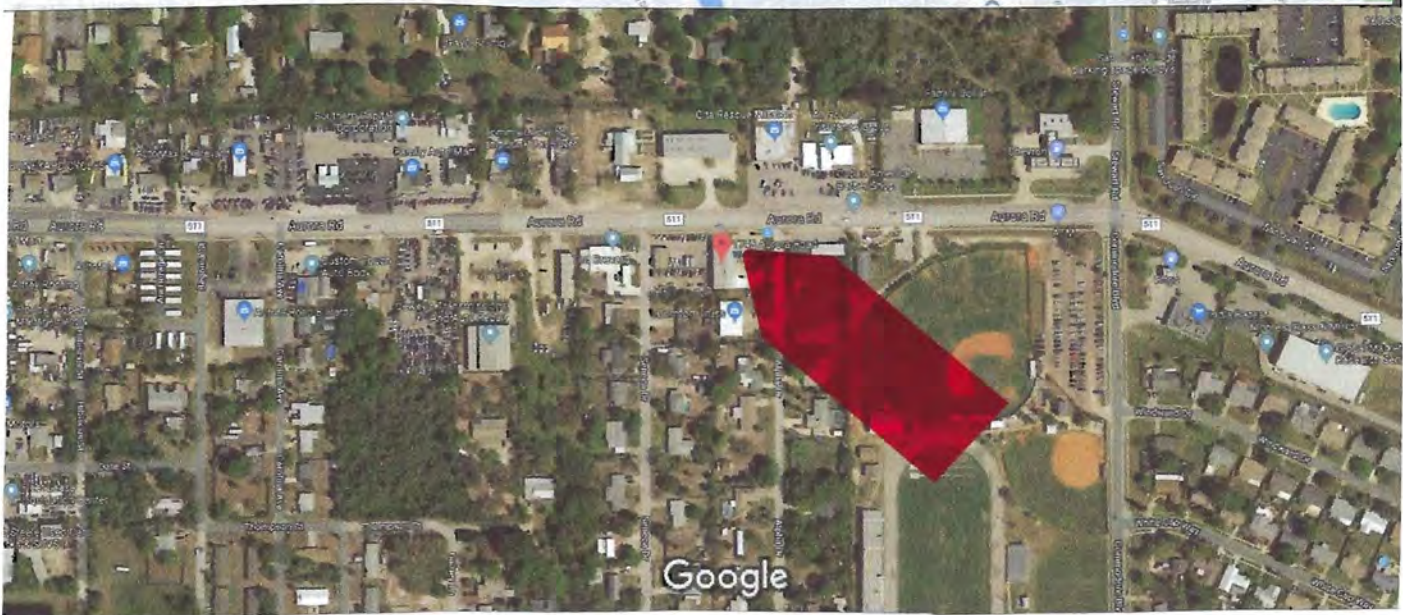
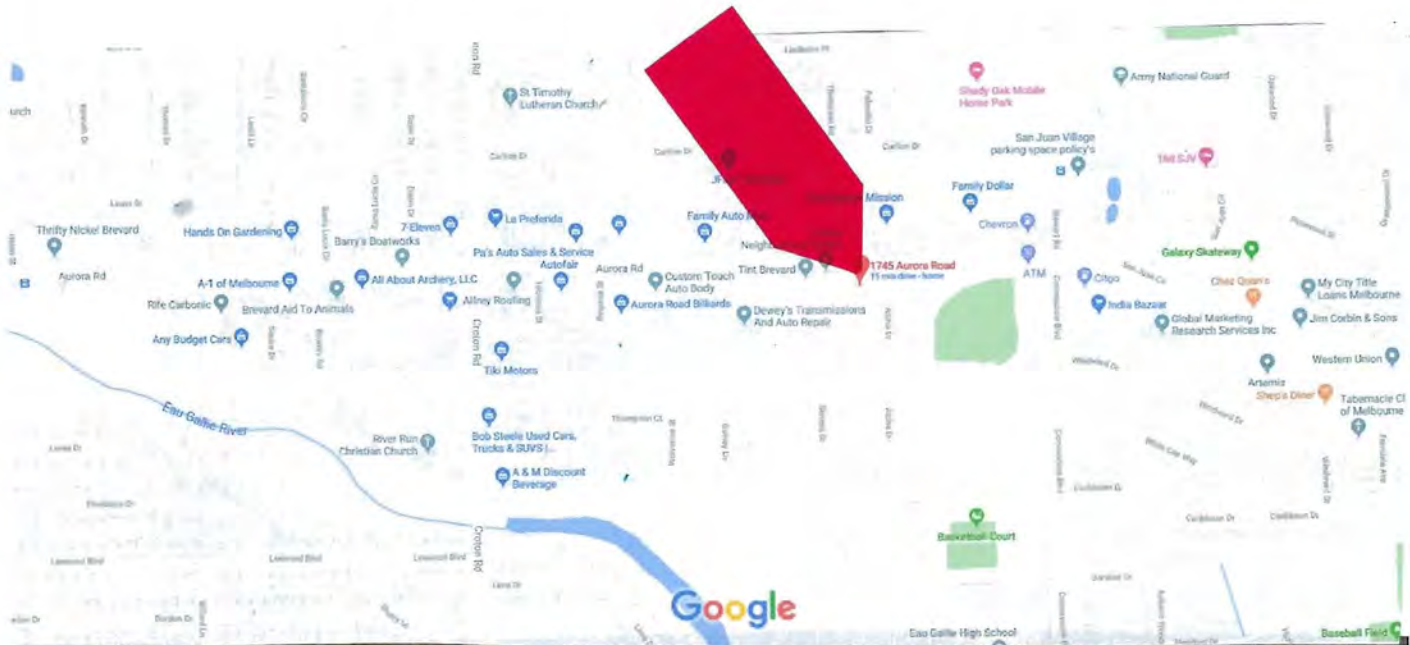
DERRICK
Real Estate Group, Inc.

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GOOGLE MAPS
-1745 Aurora Road, Florida 32935-



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BREVARD COUNTY PROPERTY APPRAISER-MAP SEARCH

-1745 Aurora Road, Florida 32935-



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BREVARD COUNTY ZONING BU-2 -1745 Aurora Road, Florida 32935-



1/8/2020

Brevard County, FL Code of Ordinances

Sec. 62-1483. - Retail, warehousing and wholesale commercial, BU-2.

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. Where this zoning classification is presently located or is proposed to be located adjacent to the lagoonal water edge or fronts on the ocean, water-dependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry and utilities, marinas and navigation shall have the highest priority. The next highest priority for uses along the waterfront include water-related uses such as utilities, commerce and industrial uses. Water-enhanced uses such as restaurants and tourist attractions shall have the next highest use priorities. Of lowest priority are those uses which are nonwater-dependent and nonwater-enhanced, and those which result in an irretrievable commitment of coastal resources.

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EAU GALLIE 5,000 SQ. FT. WAREHOUSE-ZONED BU-2 -1745 Aurora Road, Florida 32935-

Brevard County Property Appraiser



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