

MICHAEL DERRICK  
Realtor/President  
Broker

Phone: 1-321-768-1999  
Fax: 1-888-717-4755  
mike@derrickrealestate.com



PROPERTY MANAGEMENT  
CONSULTING  
ASSET MANAGEMENT

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

COMMERCIAL  
RESIDENTIAL  
MULTI-FAMILY

## MELBOURNE RETAIL BUILDING-FRONTS AURORA ROAD-BU-1



**LOCATION:** 2787 Aurora Road, Florida 32935  
Two Blocks East of Wickham Road and Aurora Road.  
South Side-Corner of Aurora Road and Valencia Drive.

**SITE:** The Site is improved with 3,266 sq. ft. masonry building, built in 1958-with a metal roof and paved parking lot. Building and property are being sold in "AS IS" condition, inspections are encouraged.

**PROPERTY:** .30 acres MOL. Approximately 100 feet frontage MOL on Aurora Road and approximately 130 feet deep/corner lot

**UTILITIES:** Municipal Water and Septic Sewer

**ZONING:** Zoned BU-1 General Retail Commercial-Brevard County

**PRICE:** **\$268,800. Asking Price**

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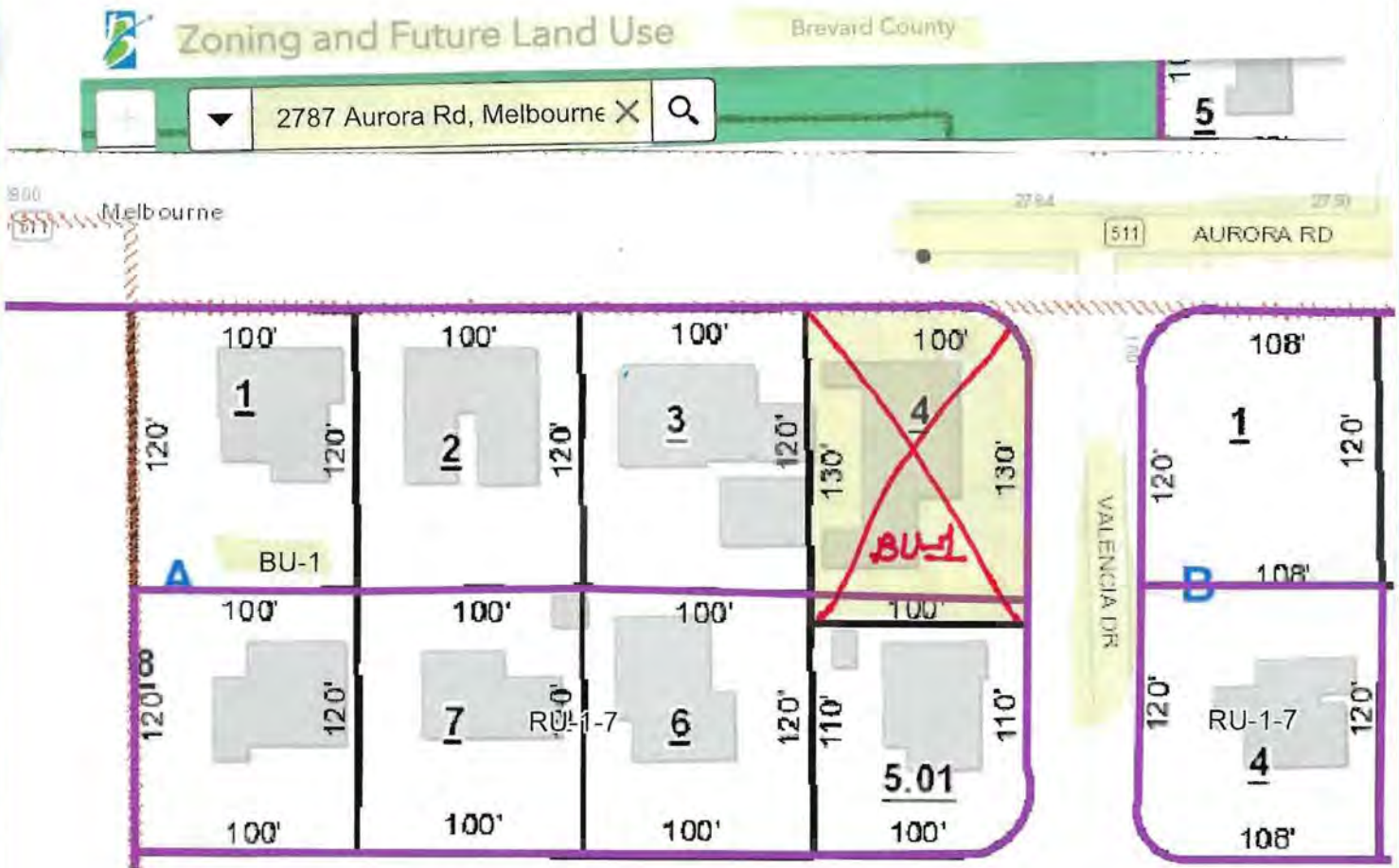
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## MELBOURNE RETAIL BUILDING-BREVARD CO. ZONING BU-1 -2787 Aurora Road, Florida 32935-

7/16/2019

Zoning and Future Land Use



7/16/2019

Brevard County, FL Code of Ordinances

Sec. 62-1482. - General retail commercial, BU-1.

The BU-1 general retail commercial zoning classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community.

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## BREVARD COUNTY PROPERTY APPRAISER

-2787 Aurora Road, Florida 32935-

Brevard County Property Appraiser



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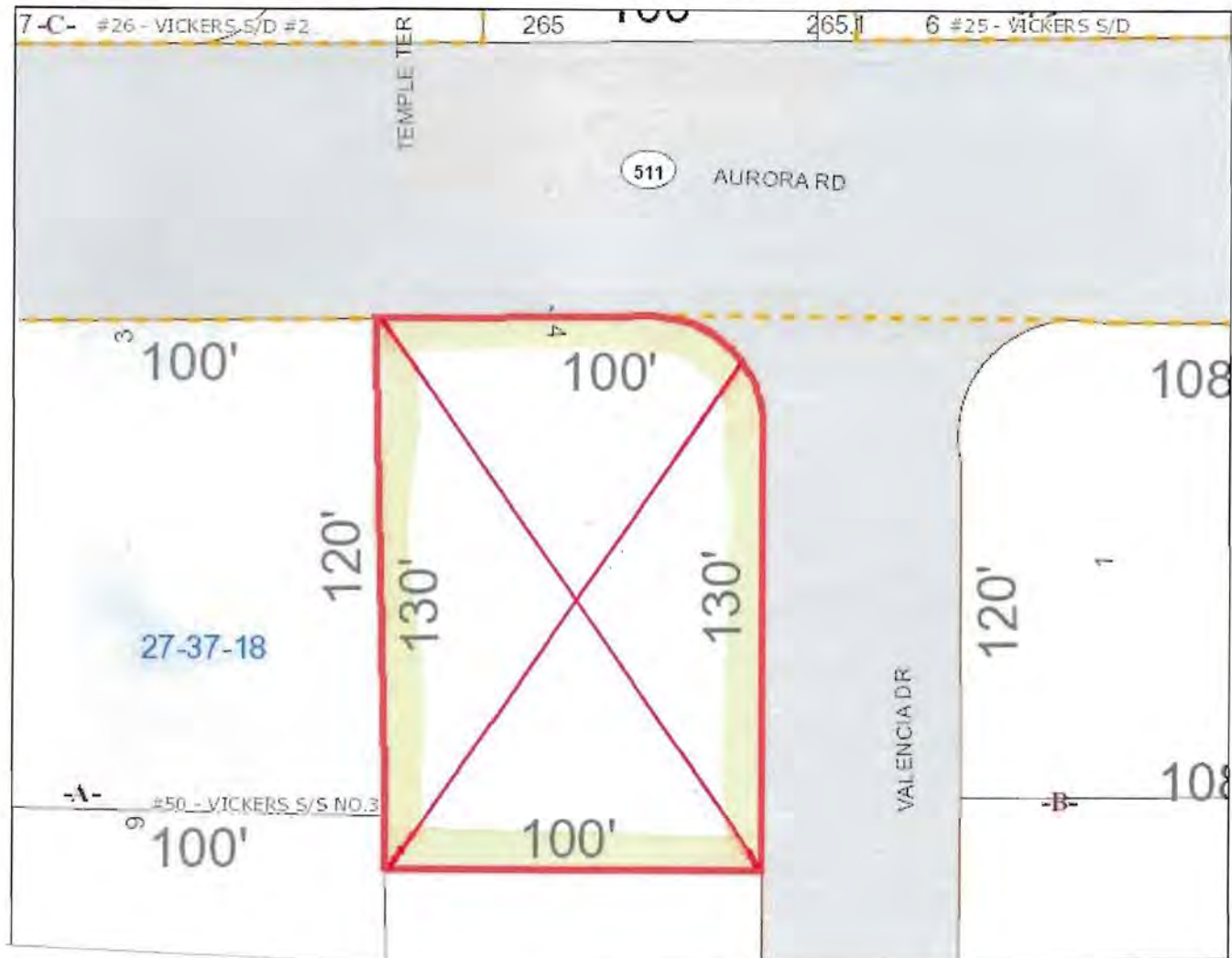
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## BREVARD COUNTY PROPERTY APPRAISER-MAP SEARCH -2787 Aurora Road, Florida 32935-

Brevard County Property Appraiser



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GOOGLE MAPS  
-2787 Aurora Road, Florida 32935-



Map data ©2019 500 ft



Map data ©2019 1000 ft

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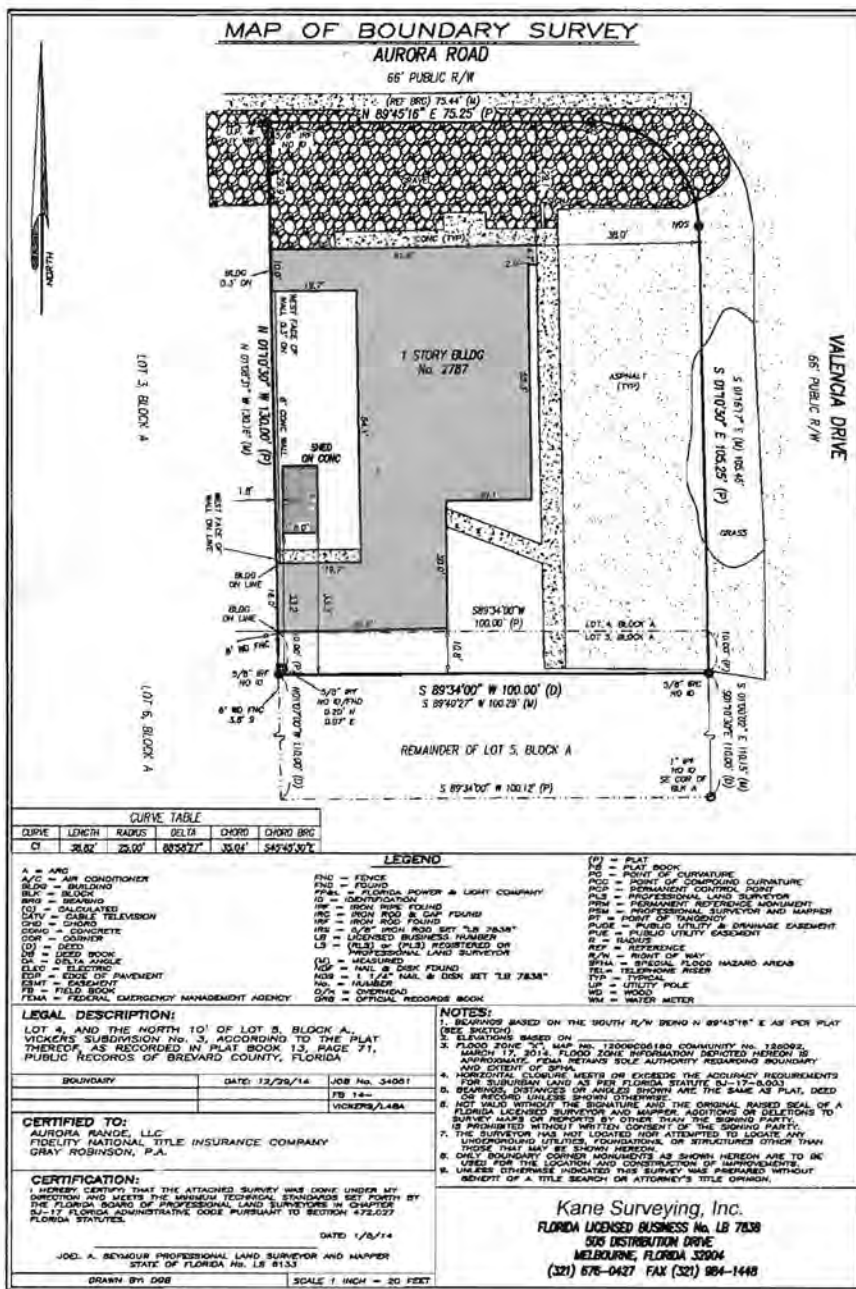


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# MELBOURNE RETAIL BUILDING-BREVARD CO. ZONING BU-1 -2787 Aurora Road, Florida 32935-Boundary Survey 01/04/14-



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