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DERRICK
Real Estate Group, Inc.

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

PROPERTY MANAGEMENT
CONSULTING
ASSET MANAGEMENT

COMMERCIAL
RESIDENTIAL
MULTI-FAMILY

PALM BAY/US 1 COMMERCIAL BUILDING FOR SALE



LOCATION: 2598 Victoria Dr. NE Palm Bay, Florida 32905
Southwest Corner of Victoria Dr. NE and US HWY 1/
a.k.a. Dixie Highway NE Palm Bay, Florida

SITE: The Site is improved with 1,696 sq. ft. building-kitchen,
bathroom with concrete block with stucco, new shingle roof
in 2016, built in 1952 with a 12 feet X 20 feet one car garage.

PROPERTY: .22 acres MOL. Corner Lot. Approximately 75 feet frontage MOL
on Victoria Dr. NE and approximately 125 feet frontage MOL
on US Highway 1/Dixie Highway NE, Palm Bay, Florida

UTILITIES: Municipal Water and Sewer

ZONING: Zoned H-C Highway Commercial City of Palm Bay, Florida

MISC: Tenant Occupied-Short Lease/Would like to stay/Call for Details

PRICE: **\$168,800.00 Asking Price**

CONTACT: Natalie Derrick-321.768.1999 natalie@derrickrealestate.com

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GOOGLE MAPS

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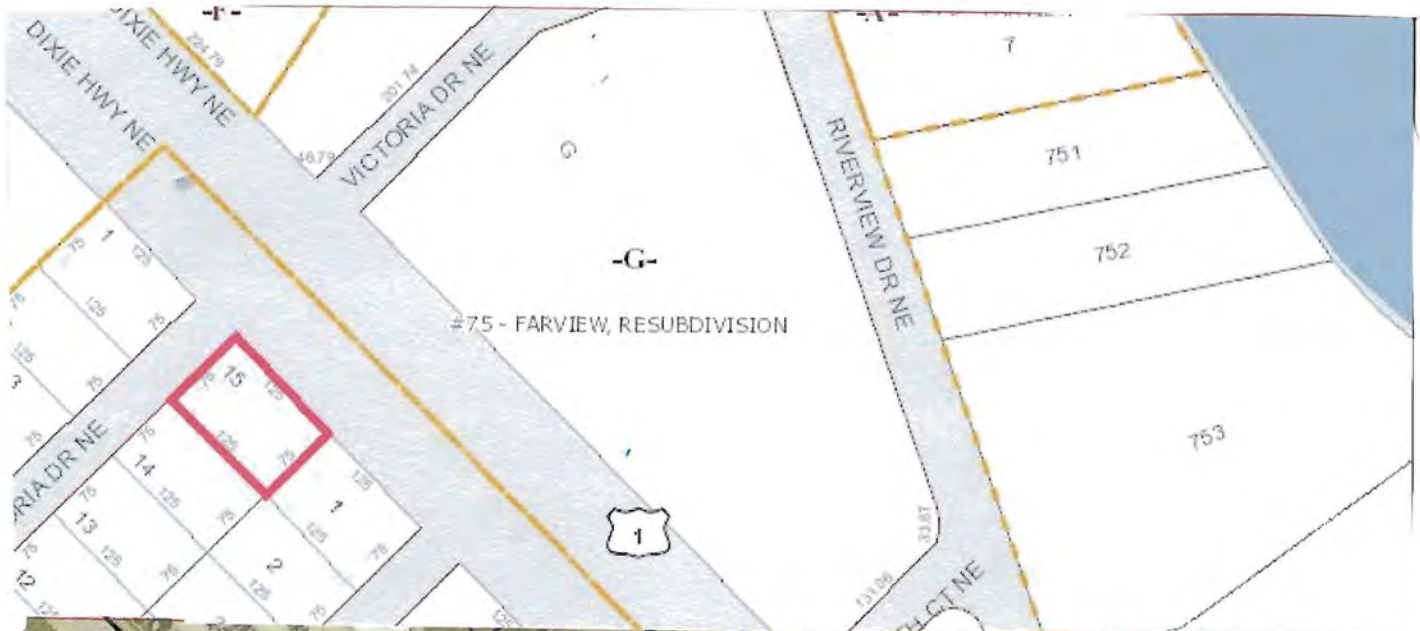
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BREVARD COUNTY PROPERTY APPRAISER-MAP SEARCH

2598 Victoria Avenue NE Palm Bay, Florida 32905



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CITY OF PALM BAY ZONING

2598 Victoria Avenue NE Palm Bay, Florida 32905



Highway Commercial

§ 185.044 HC — HIGHWAY COMMERCIAL DISTRICT.

(A) *Intent.* The purpose of the highway commercial district shall be to provide areas within Palm Bay which are deemed to be uniquely suited for the development and maintenance of highway oriented businesses and regional scale facilities, the areas to be primarily located along or near the intersection of major arterials and major transportation nodes; to designate those uses and services deemed appropriate and proper for location and development within the subject district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.

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