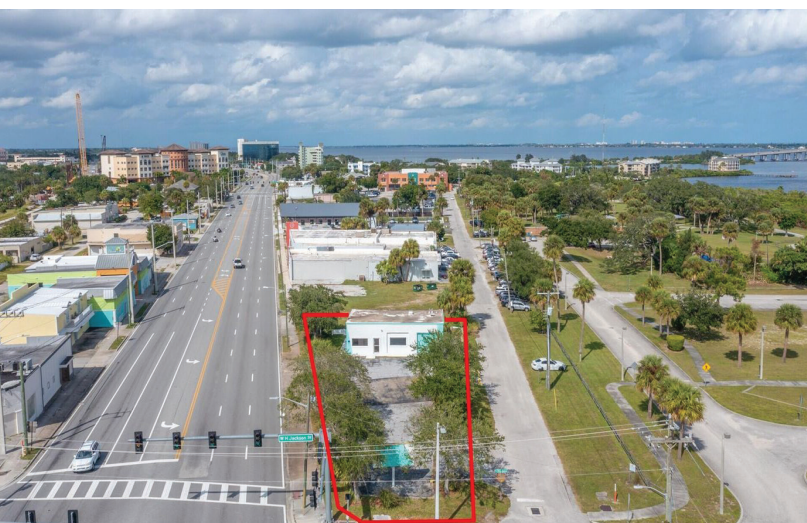


Lots of Possibilities with this Ideally Located Building Close to Downtown



**2425 S Harbor City Blvd
Melbourne, FL 32901**

\$489,900



John Curri, Realtor® (321) 213-9696
Karen D'Alberto, Realtor® (321) 622-3196
1097 S. Patrick Dr, Satellite Beach, FL 32937
www.CurriCommercial.com

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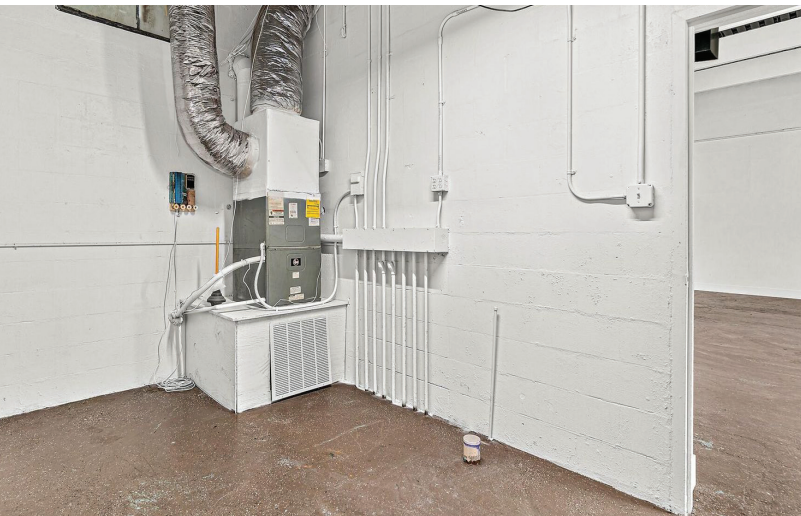
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**Former roll-up door.
Potential to renovate & add
2nd Roll-up door.**



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FEATURES

Here's an opportunity to be a part of the thriving Historic Downtown Melbourne revitalization. This 1,288 sf concrete block building w/ over 6,300 sf of asphalt area is well located on US-1 just south of Crane Creek. Locate your business here and take advantage of superb exposure with a 37,000 daily traffic count and weekly visitors to one of Brevard's largest farmer's markets at adjacent Riverview Park. Current use is auto sales but with commercial C-3 zoning and Mixed-use FLU there are many possibilities. The future is bright here.....ideally located within a CRA district (Melb Downtown Community Redevelopment Area) additional benefits (with qualification) include potential for economic incentive programs and grants as well as reaping the benefits of the Agency's top priorities which include improvements to Riverview Park and streetscape improvements along US-1, both directly next to this property! Don't miss this one!

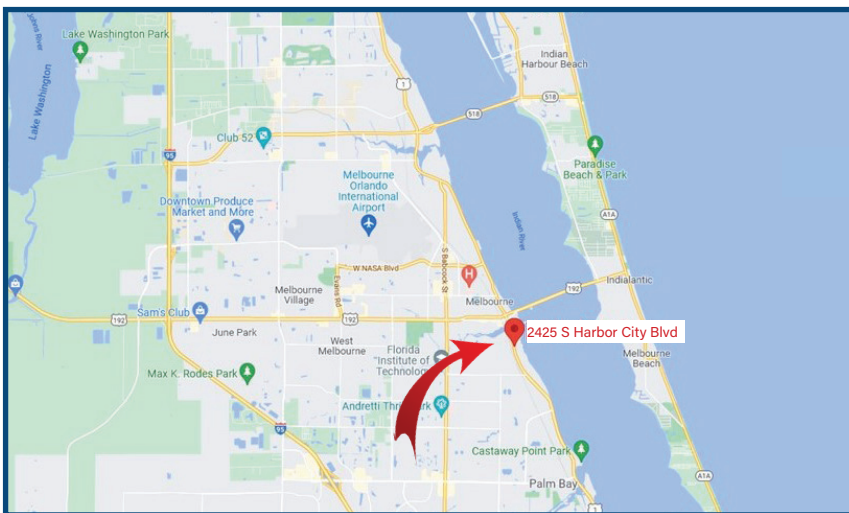
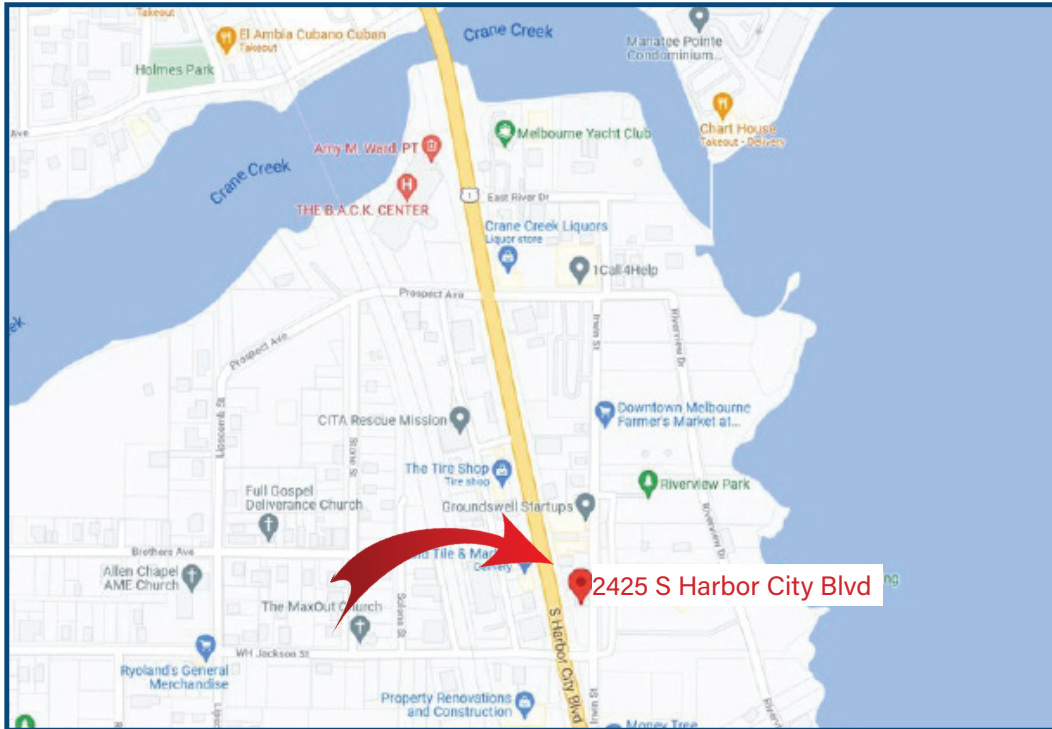
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Directions



**2425 S Harbor City Blvd
Melbourne, FL 32901**



Located on US-1 just south of Crane Creek, property is on the east side of the road.

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