

Dixie Highway & Wabun Street

Palm Bay, FL 32905

High Exposure / Frontage on 2 Roads / Centrally Located



OFFERING SUMMARY

Sale Price: \$330,000

Acreage: 1.33 Acres

Zoning: City of Palm Bay
Highway Commercial
(HC)

BCPA Account #: 2825998

PROPERTY OVERVIEW

Estimated 204' Frontage on US1.

Estimated 204' Frontage on Wabun Street.

Estimated 285' Depth.

Zoning: Office, Retail, Medical, Contractor's Offices, Automotive & More!

Traffic Count is Approximately 23,500 VPD on Dixie Highway NE.

City of Palm Bay Water/Sewer, FPL.

2021 Property Taxes were \$3,239.43.

LOCATION OVERVIEW

Located in the heart of Palm Bay approximately halfway between Palm Bay Road & Robert J. Conlan Boulevard. Close proximity to Indian River Lagoon, Florida Tech, Downtown Melbourne, and all of the other Education, Entertainment, Dining, and Beaches that the area has to offer. Make this the future home for your business today!

Zachary Ullian

Licensed Real Estate Sales Associate

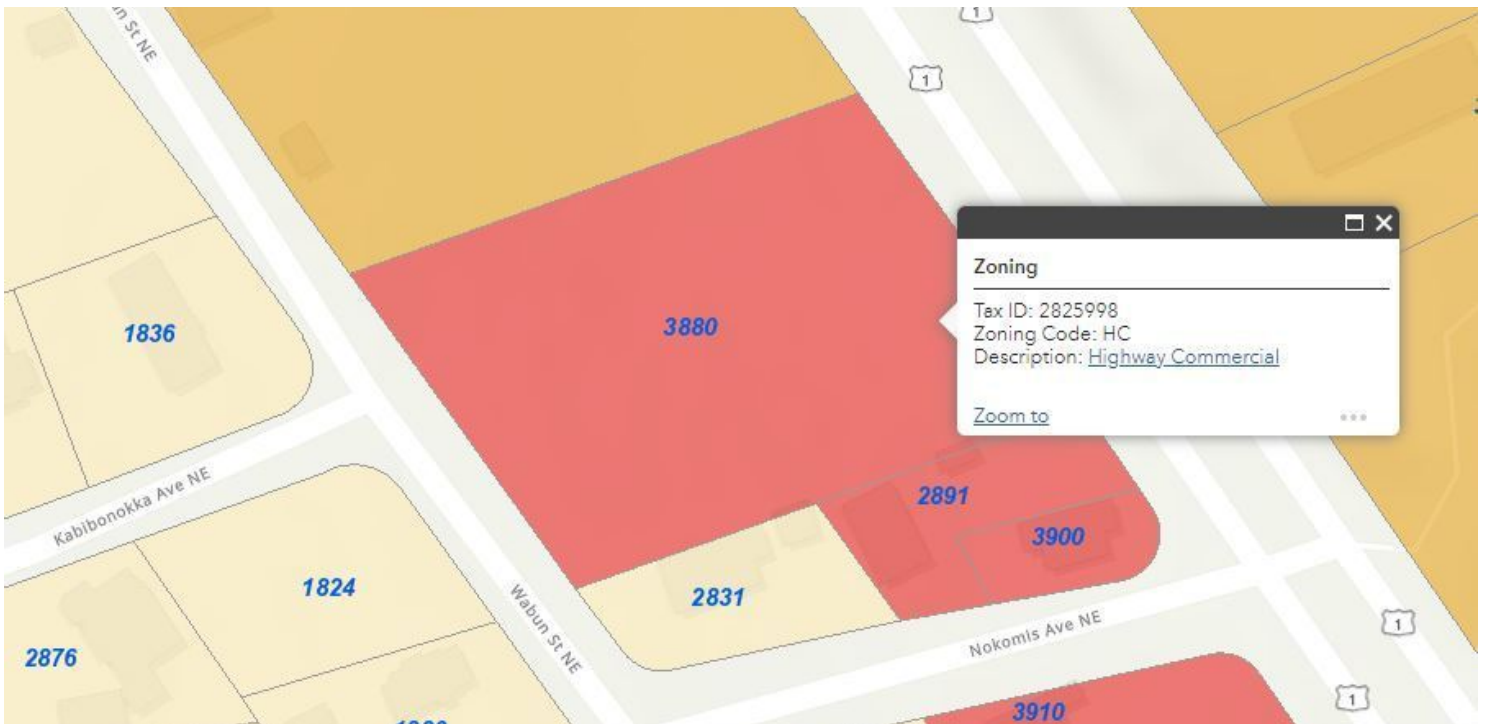
Cell: 321.750.3439

zach@ullianrealty.com

Dixie Highway & Wabun Street

Palm Bay, FL 32905

Plat & Zoning Aerial



Zachary Ullian

Licensed Real Estate Sales Associate

Cell: 321.750.3439

zach@ullianrealty.com

Dixie Highway & Wabun Street

Palm Bay, FL 32905

Surrounding Businesses



Zachary Ullian

Licensed Real Estate Sales Associate

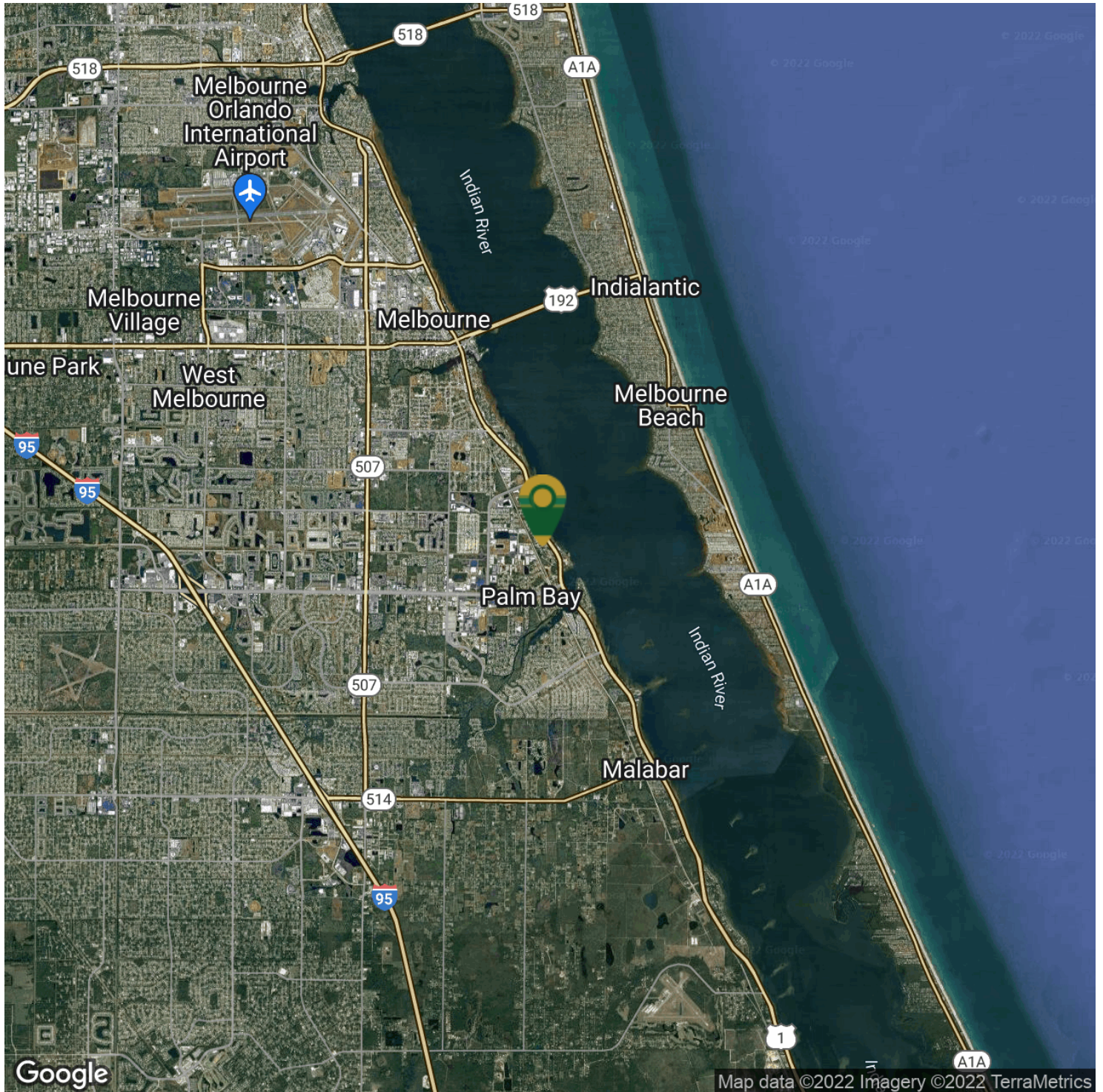
Cell: 321.750.3439

zach@ullianrealty.com

Dixie Highway & Wabun Street

Palm Bay, FL 32905

Location Map



Zachary Ullian

Licensed Real Estate Sales Associate

Cell: 321.750.3439

zach@ullianrealty.com