

Property Report

1780 Croton Rd, Melbourne, FL 32935



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Presented by

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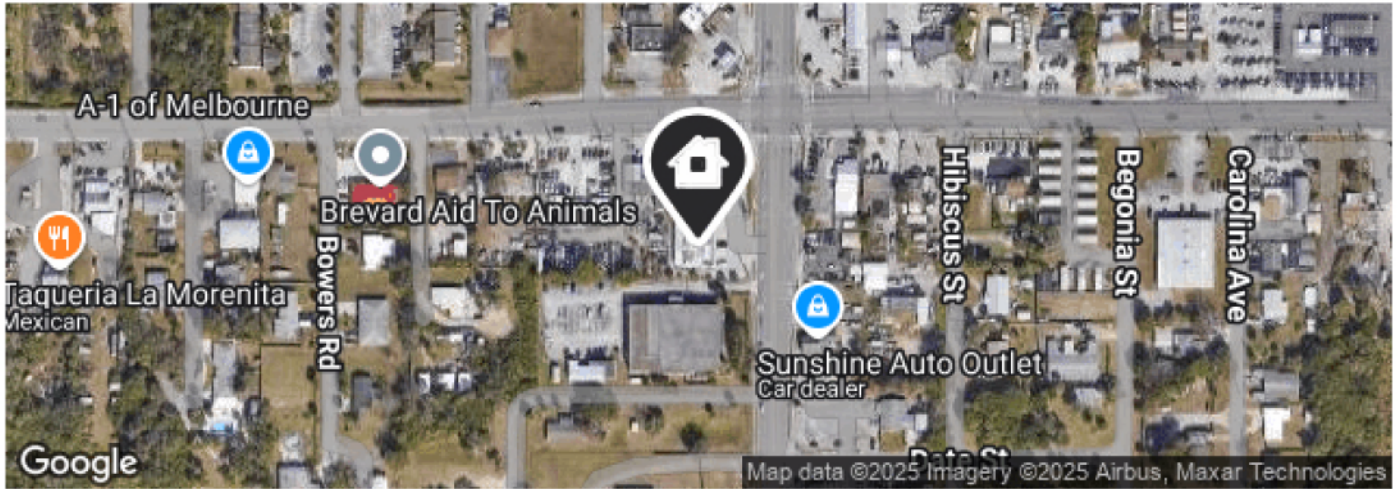
Harbor City Business Brokers

1209 N. Harbor City Blvd
Melbourne, FL 32935

Property Photos



Maps



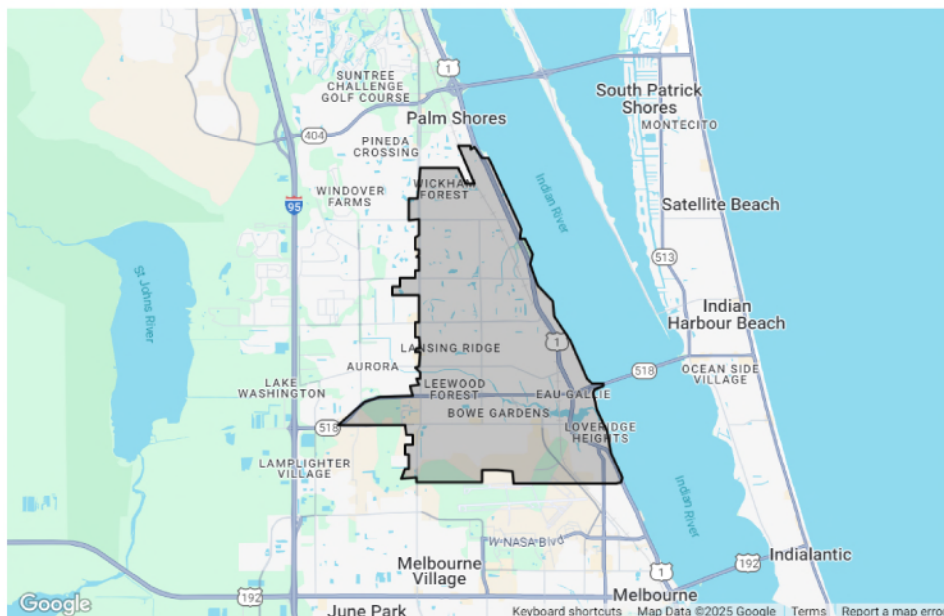
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Listing Facts and Details

Listing Details

List Price : \$950,000

Listing ID: 1040483

Listing Source: Space Coast MLS

Listing Agreement Type: Exclusive Right to Sell(ER)

Possession :Close Of Escrow

Occupants: Vacant

Details:

Prime Commercial Property for Sale - High-Exposure Corner Lot.

This is a rare opportunity to own a high-visibility retail property on the corner of Croton Rd and Aurora Rd in Melbourne, FL! This prime location boasts exceptional exposure, high daily traffic, and ample parking, making it ideal for a variety of businesses.

Property Highlights: -

- Retail space with excellent frontage.
- High-traffic intersection with strong visibility.
- Plenty of parking spaces for customers and employees.
- Sale includes the building AND adjacent lot (0.34 Acres) for future expansion or additional use.
- Surrounded by established businesses.

Perfect for investors or business owners looking for a high-potential commercial property.
Contact us today for more details or to schedule a showing!

Legal Description

Parcel Number	27-37-18-00-00772.0-0000.00 01
Tax ID	2719388
County	Brevard County
Census Tract	120090643.012026
Carrier Route	C013
Abbreviated Description	BLK:772 SEC/TWN/RNG/MER:SEC 18 TWN 27S RNG 37E PART OF NE 1/4 OF SE 1/4 AS DES IN ORB 525 PG 490 EXC RD R/W
FIPS Parcel Number	1200927-37-18-00-00772.0-0000.00 01
Building Name	
General Use	Shopping Center Or Mall
Overall Use	RETAIL
Current Use	Retail





Extended Property Facts

Structure Details

Roofing	Membrane
Number of Levels	1
Construction Features	Block, Concrete, Other, Stucco
Parking Features	Parking Lot, Additional Parking

Property Features

Construction Features	Block, Concrete, Other, Stucco
Levels	1
Occupant Features	Vacant
Roof Features	Membrane
Fence	Wire Fencing
Parking	Parking Lot, Additional Parking
Sewer	Public Sewer
Lot Size Features	Other, Corner Lot
Cooling	Central Building A/C, Central Air
Floor	Tile, Concrete, Other
Water	Public
Bathrooms	2

Interior Details

1st Floor Finished	3623 sq ft
Base Area	3623 sq ft
Porch - Open	559 sq ft

Exterior Details

Lot Size - Square Feet	12,197 sq ft
Lot Size - Acres	0.28 acres
Neighborhood Code	510000
Roof Type	Rigid Frame Bar Joist

Location Details

Directions to Property	Aurora Road & Croton Road. SW Corner of the Intersection.
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Other Details

Effective Year Built	1990
Building Quality	C
Patio	1078
Chain Link Fence	40
Wood Fence	24
Asphalt Paving	5700
Concrete Paving	1600

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