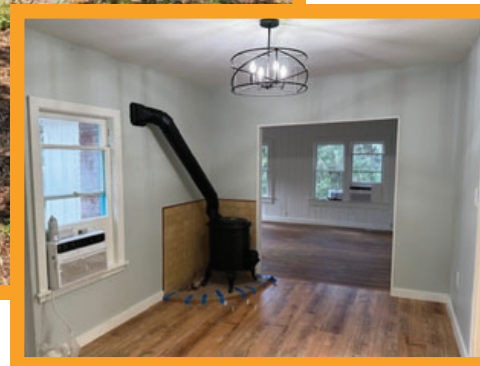
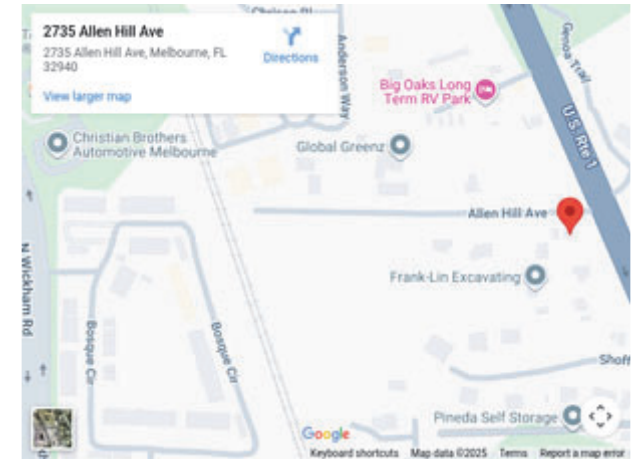


**SMALL OFFICE ON .64 ACRES, MELBOURNE**

## **UNIQUE COMMERCIAL SPACE**

**2735 Allen Hill Drive, Melbourne, FL 32904**



**CONTRATOR OFFICE &  
STORAGE YARD**

**Kate Gomes, Leasing Agent**  
**Kate@JMRealEstate.com**  
**707-955-4181 direct**  
**www.JMRealEstate.com**



## **SMALL OFFICE ON .64 ACRES, MELBOURNE**

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### **UNIQUE COMMERCIAL SPACE**

**2735 Allen Hill Drive, Melbourne, FL 32904**

**This property at 2735 Allen Hill Ave, Melbourne, FL 32940, just north of the Pineda Causeway at US 1, offers a unique opportunity with excellent visibility and easy access from a dedicated northbound turn lane.**

**The 1,052 square foot house has been converted into office space and includes a garage, all situated on approximately 0.64 acres.**

**The large lot provides ample exterior storage for materials, trucks, or equipment, making it an ideal site for contractors, service businesses, or users needing a combination of office, garage, and yard space.**

**This property could make the ULTIMATE Man Cave or She Shed! Imagine your own little private get away for clubs, crafts, outdoor fun and more! So many opportunities!**

**The property is available for lease at \$3,500 per month.**



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## **SMALL OFFICE ON .64 ACRES, MELBOURNE**

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### **UNIQUE COMMERCIAL SPACE**

**2735 Allen Hill Drive, Melbourne, FL 32904**



- **Corner of Allen Hill Ave & US 1, just north of the Pineda Causeway**
- **Dedicated turn lane from northbound US 1**
- **1,052 SF house converted to office use**
- **Garage is suitable for workshop, storage, or vehicles**
- **Approximately 0.64 acres with exterior storage capacity**
- **Ideal for contractors, service companies, or businesses needing office plus yard space**
- **Ultimate playground for Man Cave or She Shed**
- **\$3.500 per month for office, garage, and lot!**



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## **UNIQUE COMMERCIAL SPACE**

2735 Allen Hill Drive, Melbourne, Fl 32904



**Workshop**



**Studio**



**Nursery**



**Parking**



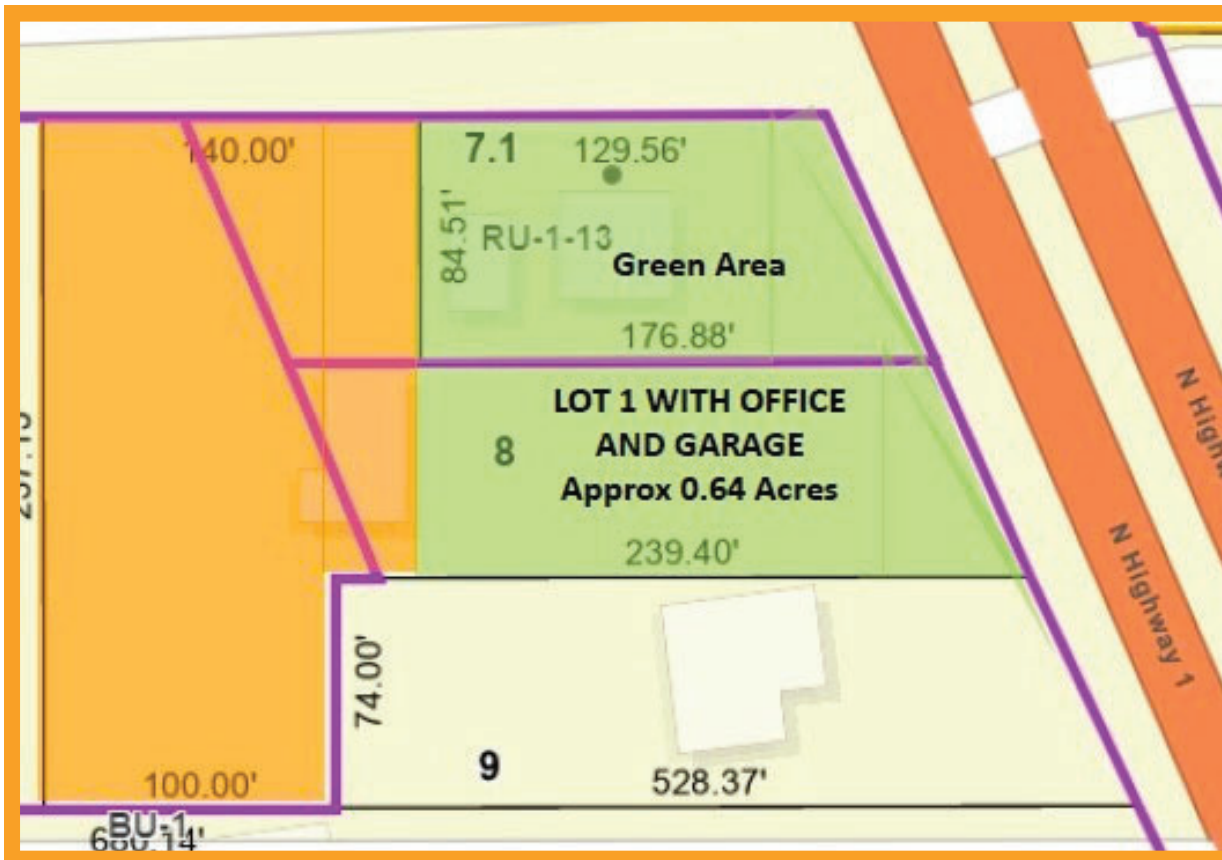
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2735 Allen Hill Drive, Melbourne, Fl 32904





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## **UNIQUE COMMERCIAL SPACE**

2735 Allen Hill Drive, Melbourne, Fl 32904



**RV/Boat or Auto Storage**



**Contractor Yard**

**BRING  
YOUR  
SPECIAL  
USE**



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