

# Redevelopment Opportunity On US 192

26 W. New Haven Avenue, Melbourne, FL 32901

**Centrally Located / Straight Shot to I-95 / Primary Retail Corridor**



## OFFERING SUMMARY

**Sale Price:** \$1,100,000

**Acreage:** 0.58 Acres

**Facility SF:** 1,221 SF

**Zoning:** City of Melbourne  
General Commercial  
(C2)

## PROPERTY OVERVIEW

Est. 126' Frontage on New Haven Avenue  
Depth Approximately 200'  
Mostly Cleared. Mix of Gravel & Grass  
Sale Includes 1,221 SF Wood Frame Building. Constructed in 1926  
Metal Sheds are Negotiable  
Utilities: City of Melbourne Water/Sewer, FPL Electric  
Traffic Count est. 34,000 VPD on New Haven Avenue

## LOCATION OVERVIEW

Strategically positioned directly on US 192 which is an immediate connector between Interstate 95, US1 and the beaches. Close proximity to Downtown Melbourne, the Melbourne International Airport, Melbourne Square Mall, and Holmes Regional Medical Center. Lots of shopping, dining and schools in the area. Call today for details!

**Zach Ullian, SIOR**

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com



**SIOR**  
Individual Members  
Michael S. Ullian  
Zachary M. Ullian

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## Surrounding Businesses



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Brevard County Property Appraiser Map



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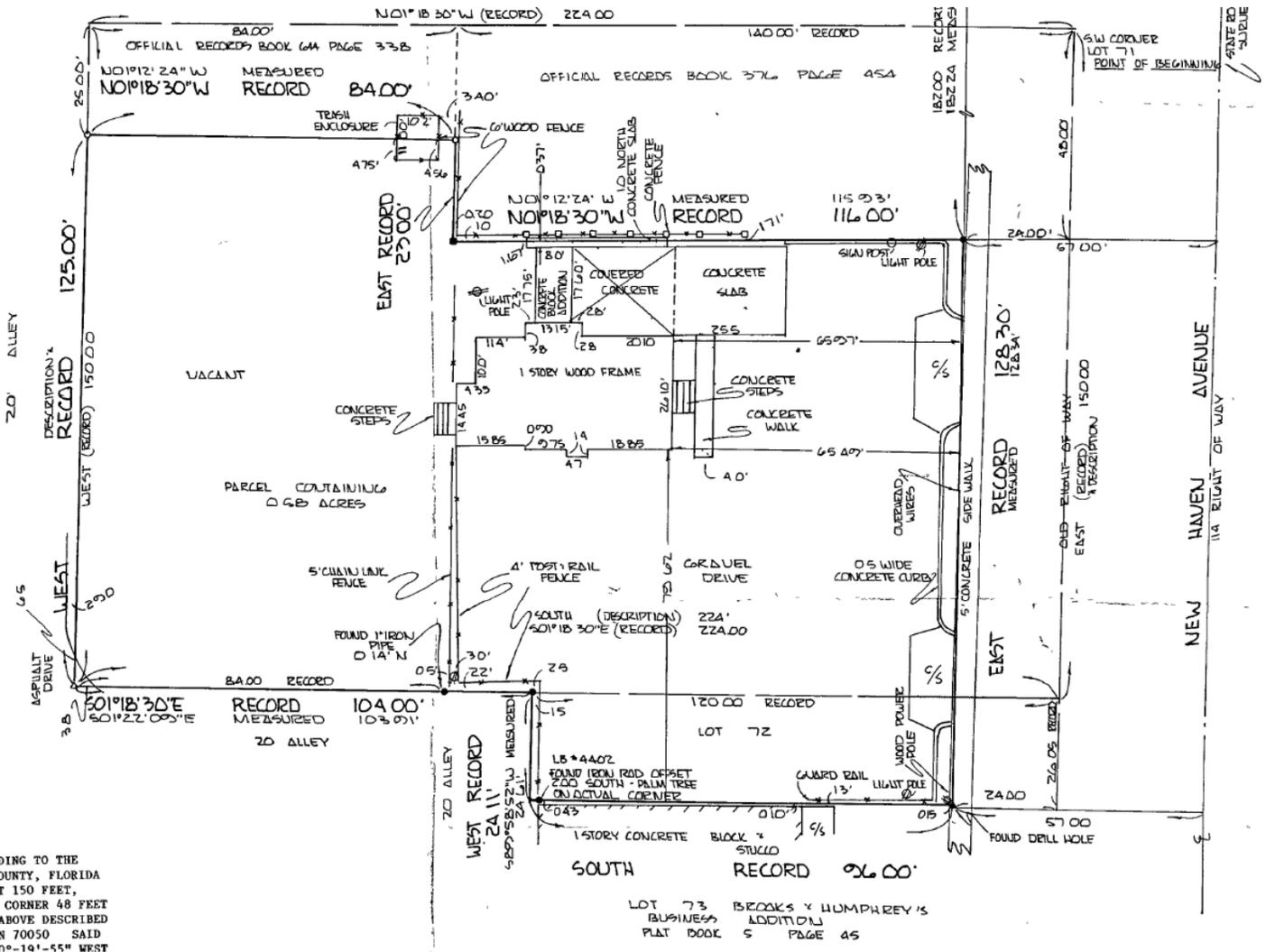


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## Survey



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## Additional Photos



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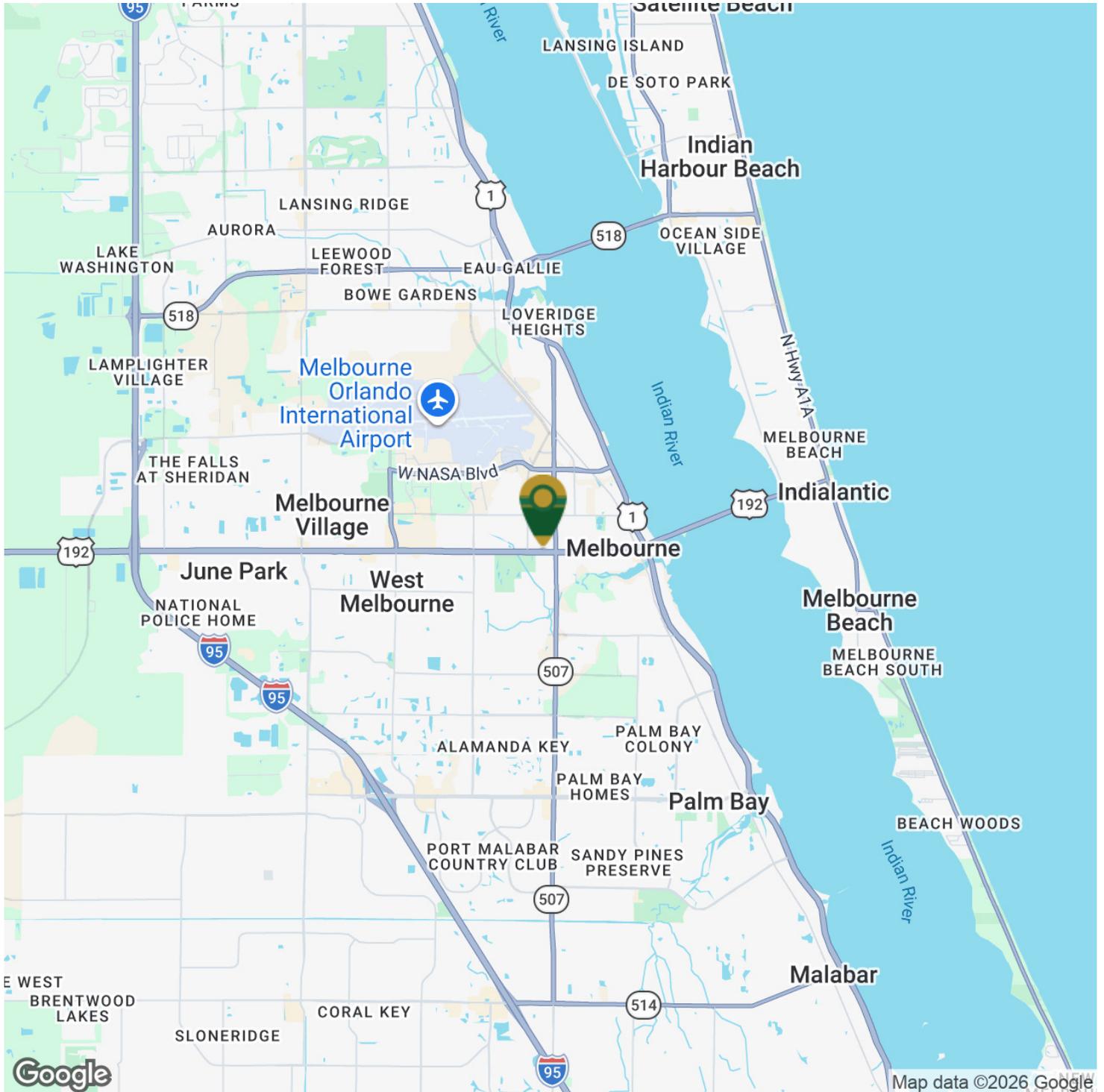
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## Location Map



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