



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

SPECIAL PURPOSE PROPERTY FOR SALE

**Specialty Property
Owner User Or Prime Redevelopment
Gateway To Historic Downtown Melbourne**

1824 S Harbor City Blvd Melbourne, FL 32901

FOR SALE | \$1,650,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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1824 S Harbor City Blvd / Prime Location- Specialty Property Historic Church • 1824 S Harbor City Blvd Melbourne, FL 32901



OFFERING SUMMARY

Sale Price:	\$1,650,000
Price / SF:	\$183.35
Lot Size:	0.52 Acres
Year Built:	1925
Building Size:	8,999 SF
Zoning:	C-2
APN#:	28-37-02-FD-15-2

PROPERTY OVERVIEW - OWNER USER OR REDEVELOP

Introducing a rare investment opportunity in Melbourne, FL! This beautiful 8,999 SF building boasts timeless charm and endless potential for an Owner User for a Special Purpose or investor. Zoned C-2, this property offers versatile usage options to suit a variety of business needs. The prime location provides excellent visibility and accessibility, making it attractive for investors seeking a well-positioned asset with character. With its rich heritage and strategic placement, this property presents a unique chance to create a distinct and compelling business space in the heart of Melbourne.

C2 Zoning, General Commercial District / Future Land Use, Mixed Use
Part of Downtown Melbourne CRA - Commercial Redevelopment Area
Adjacent North side Parcel +/- .32 Acres Available for Purchase
Combine Parcels for +/- .84 Acres Prime Redevelopment

The property is situated at the heart of the eastbound Melbourne Causeway, linking the beaches with the westbound US 192 towards Orlando. It boasts a prime visibility corner, immediately adjacent to Historic Downtown Melbourne, and is directly opposite the WaWa Convenience Store/Gas Station. The 2023 historical AADT traffic count is approximately 35,000 cars/vehicles.

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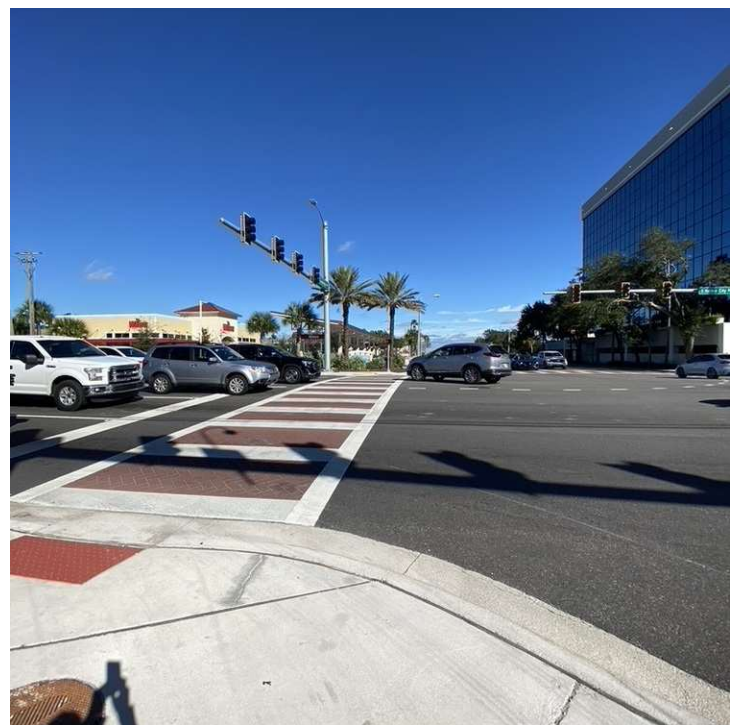
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PRIME REDEVELOPMENT OR OWNER USER

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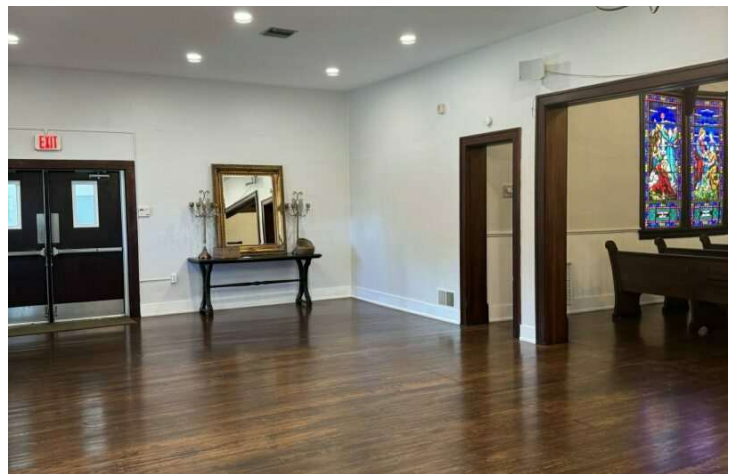
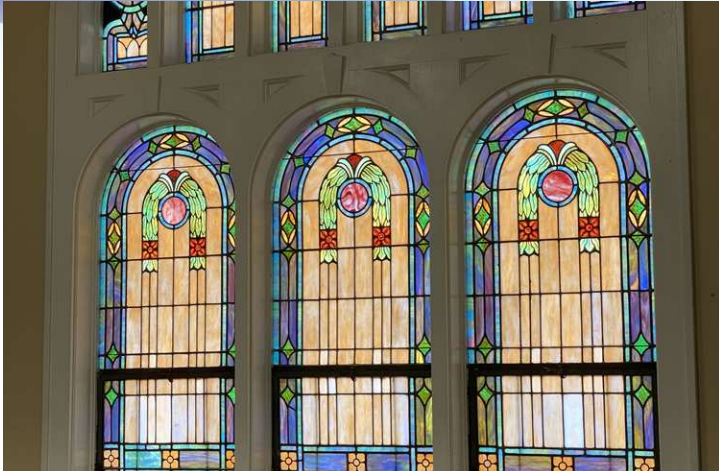
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ADDITIONAL PHOTOS

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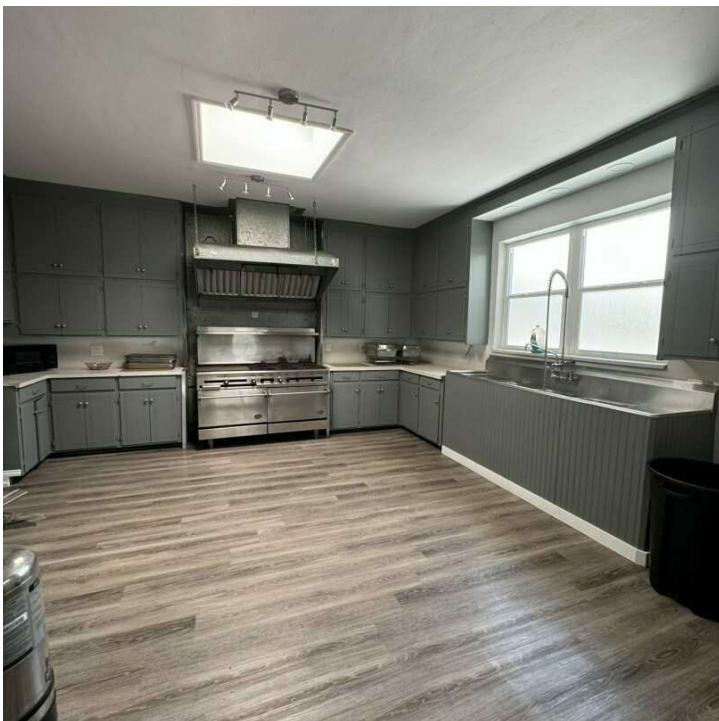
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BANQUET HALL

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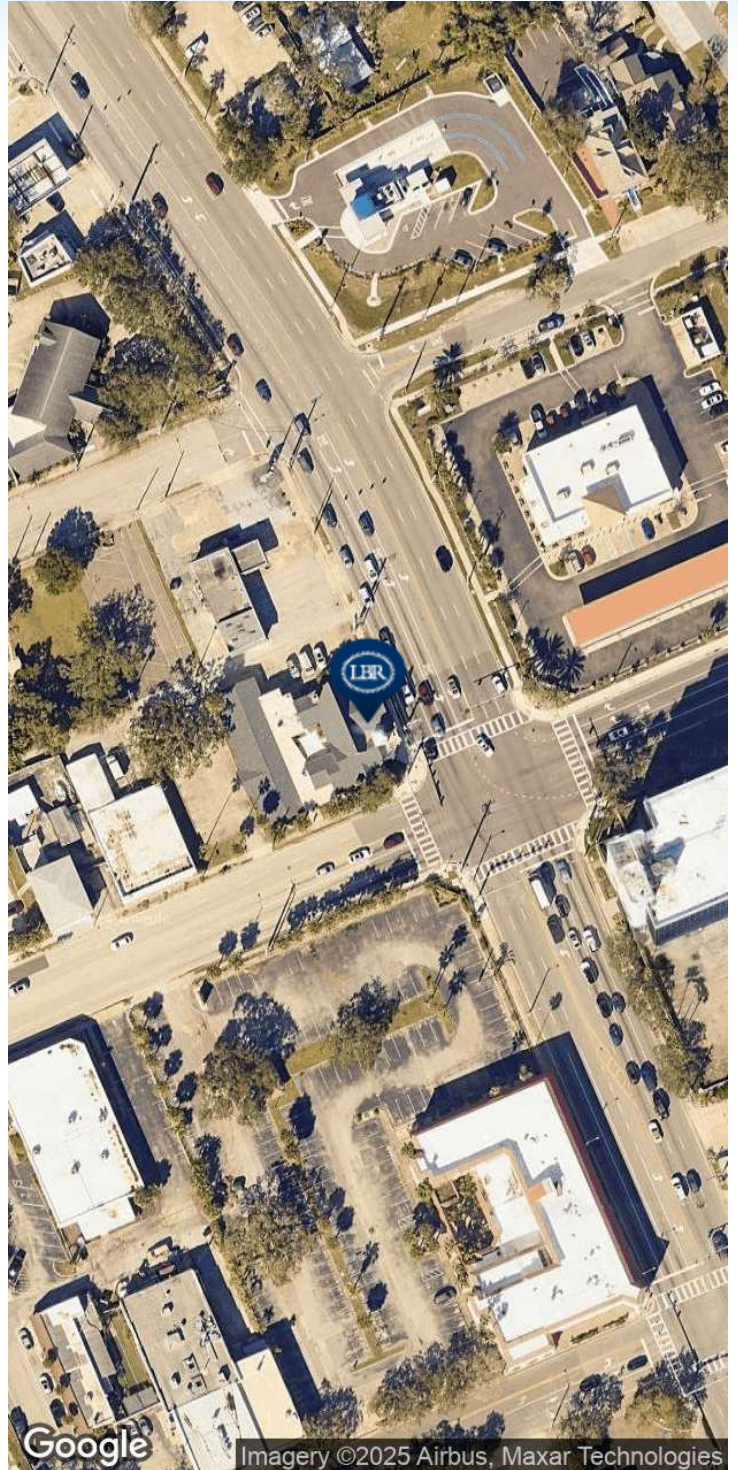
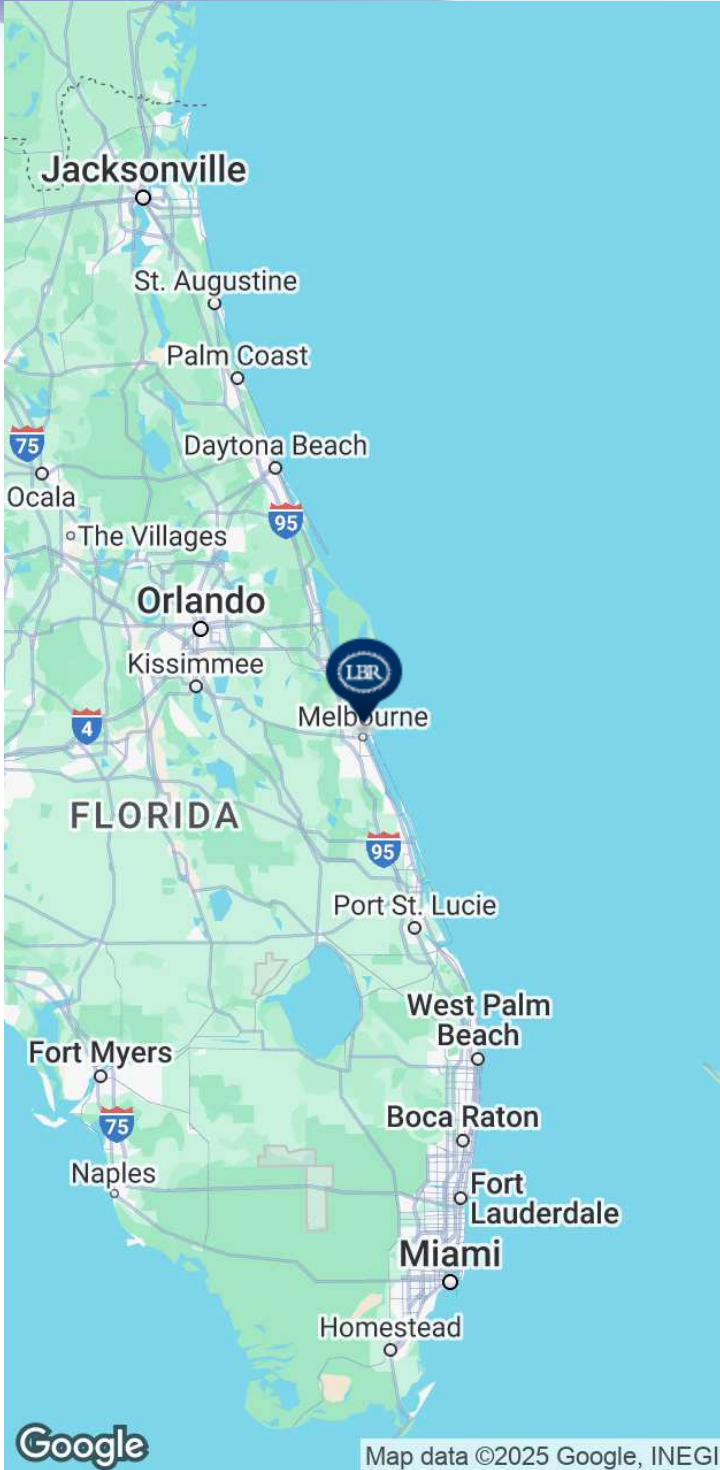
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LOCATION MAP

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