



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 Gateway To Historic Downtown Melbourne

1824 S Harbor City Blvd Melbourne, FL 32901

FOR SALE | \$1,850,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

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brian@teamlbr.com

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



OFFERING SUMMARY

Sale Price:	\$1,850,000
Price / SF:	\$205.58
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

- Historic architecture +/- 8,999 SF building with timeless appeal
 - Beautiful sanctuary and outer rooms adorned with luminous stained-glass windows
 - Offices off of the Chapel
 - Handicap Ramp - Outside Patio
 - Constructed in 1925, exuding character and charm
 - Commercial kitchen and banquet hall
 - Versatile C-2 zoning permits a wide array of potential uses
 - Prime gateway location in the vibrant Melbourne area
 - Distinctive property with unique investment potential
 - Venue, Event Ready Property
- C2 Zoning, General Commercial District / Future Land Use, Mixed Use
Part of Downtown Melbourne CRA - Commercial Redevelopment Area
Adjacent parcel on the North +/- .32 Acres is currently listed for Sale with an Outside Broker

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 2020 historical AADT traffic count is approximately 36,500 cars/vehicles.

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ADDITIONAL PHOTOS

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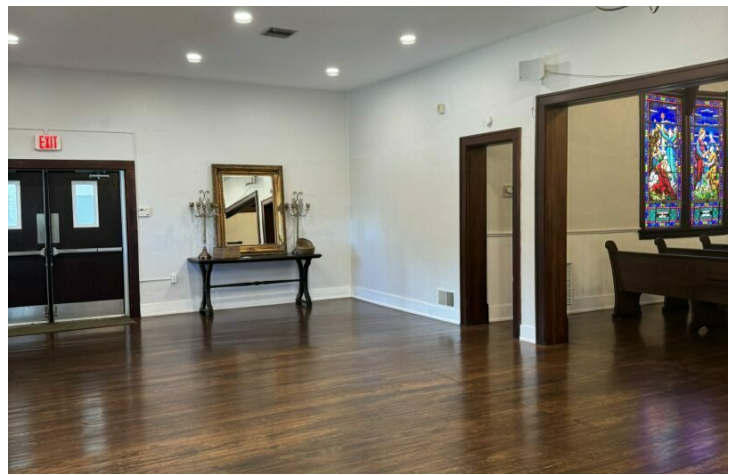
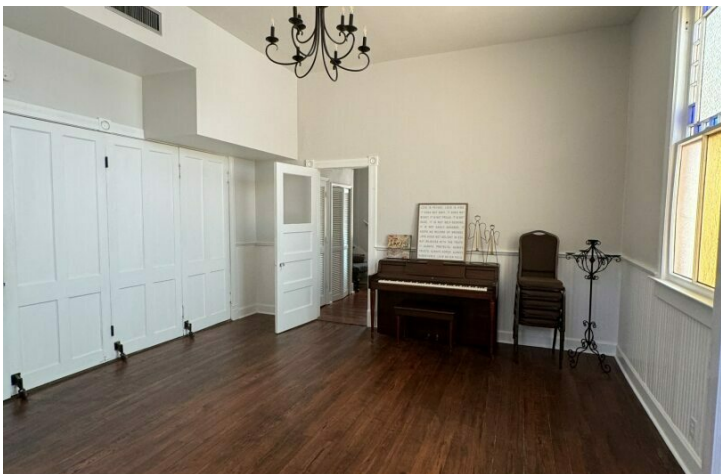
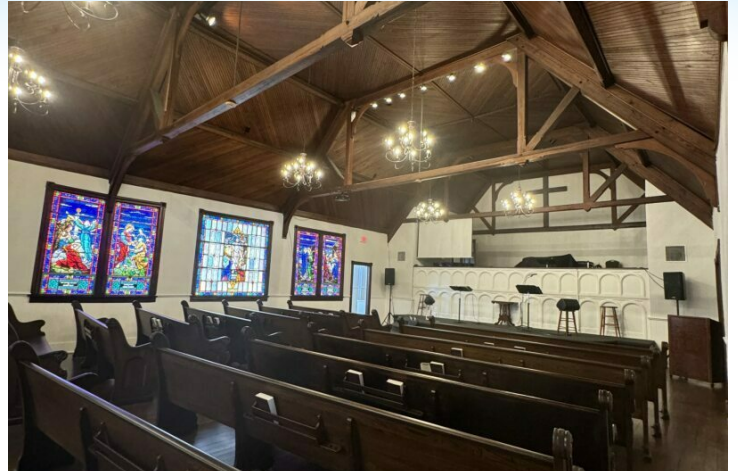
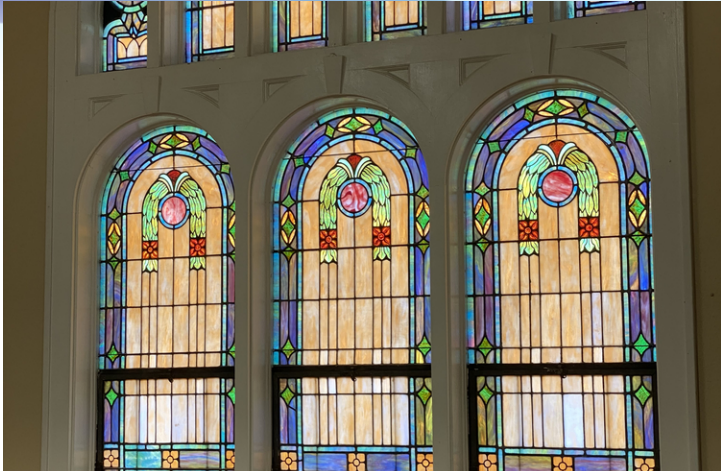
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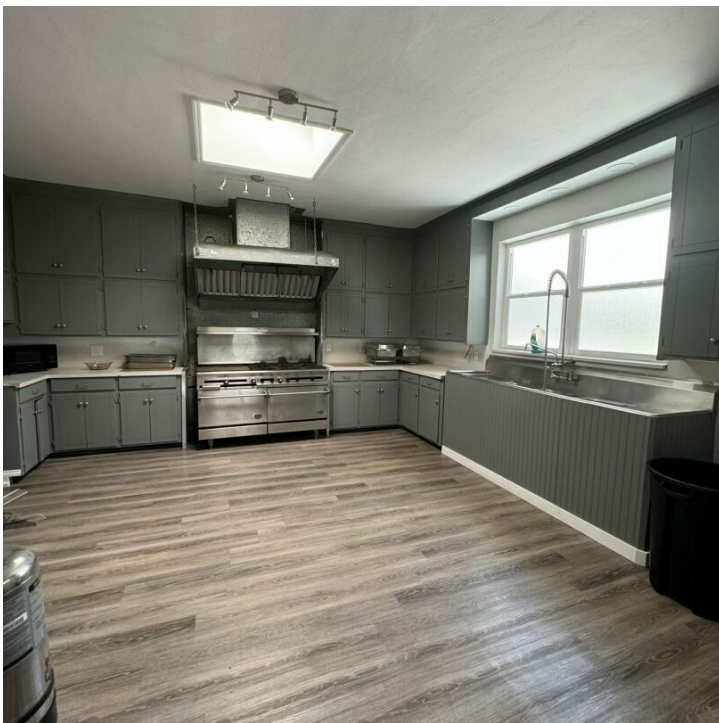
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BANQUET HALL

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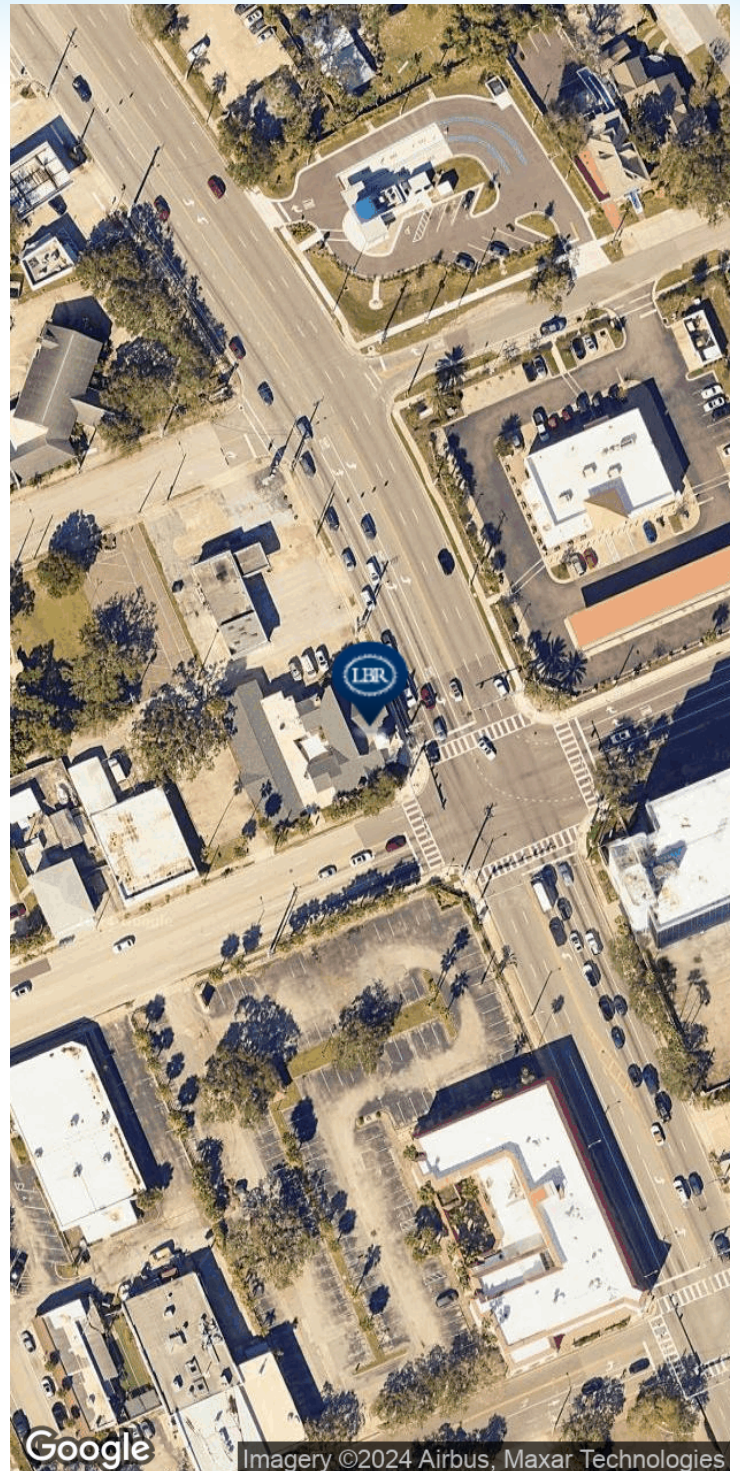
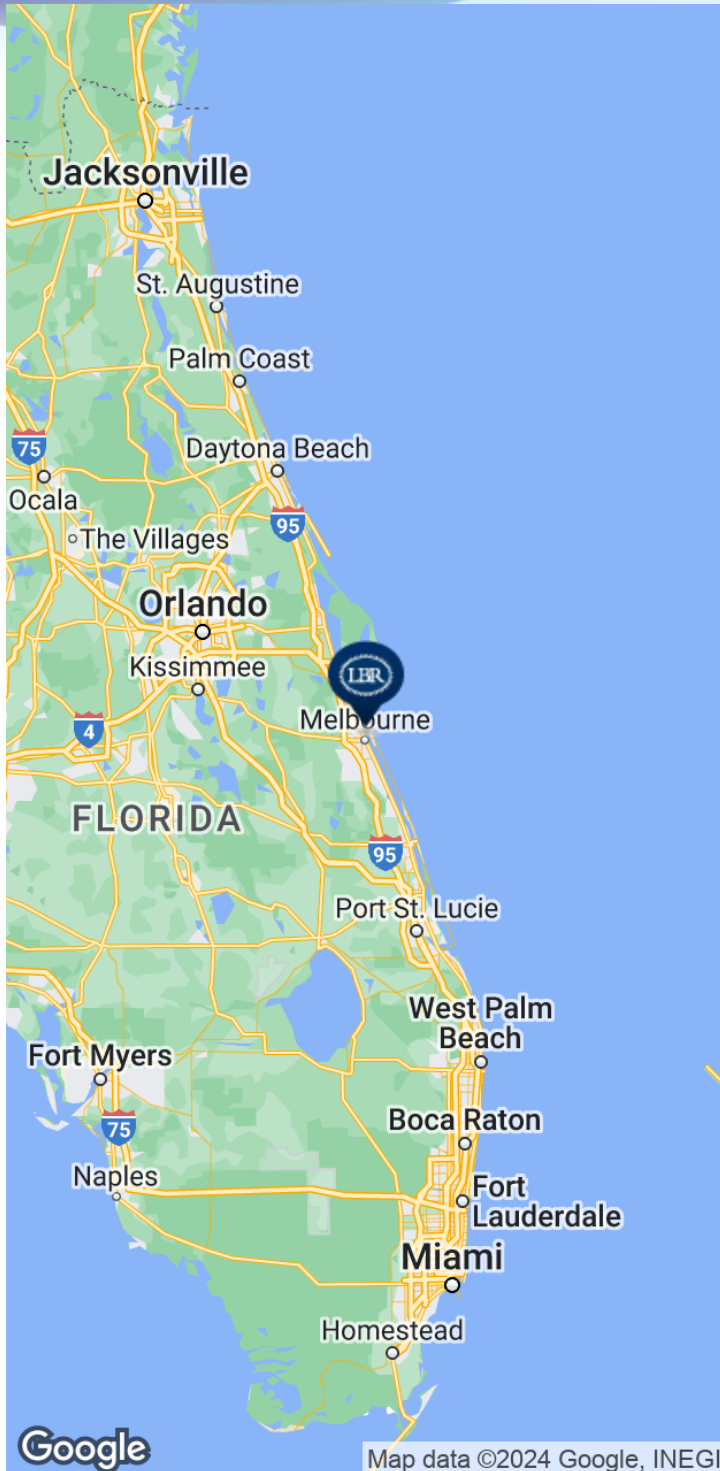
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LOCATION MAP

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