

FOR LEASE: \$19.50/SF GROSS



1250 S Harbor City Blvd
Melbourne, FL 32901
FOR LEASE OR FOR SALE

Sale Price: Price Reduced – Now \$2,300,000

APPROX. 12,500 SF	COMMERCIAL	Office	1926 & 1965
Building Size	Property Type	Building Use	Year Built

Rate Includes: Taxes, Insurance & Exterior Maintenance

PROPERTY HIGHLIGHTS

- Approx. 12,500 SF Commercial Building
- Lease Rate: \$19.50/SF Gross
- Rate Includes Taxes, Insurance & Ext. Maintenance
- New Roof – 2020
- Renovated in 2021
- Tenant Responsible for Trash Removal
- Tenant Responsible for Interior Maintenance
- Six (6) A/C Units
- Originally Built in 1926, Expanded in 1965
- Boundary Survey Available
- Approx. \$26,000/Year Property Taxes

PROPERTY DESCRIPTION

Approximately 12,500 SF commercial property available for lease or sale at 1250 S Harbor City Blvd in Melbourne. Lease rate is \$19.50/SF Gross and includes taxes, insurance and exterior maintenance. New roof in 2020 and renovated in 2021. Tenant is responsible for trash removal and interior maintenance. Property includes six (6) A/C units and was originally built in 1926 and expanded in 1965.

Terry Winton | Commercial Sales Associate, CCIM | JM Real Estate, Inc.

Cell: 321.616.3070 | Terry@JMRealEstate.com

FOR LEASE OR FOR SALE

1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901

[Map Subject Property ?](#) [Open Map in New Window](#)

 MapView

 EagleView



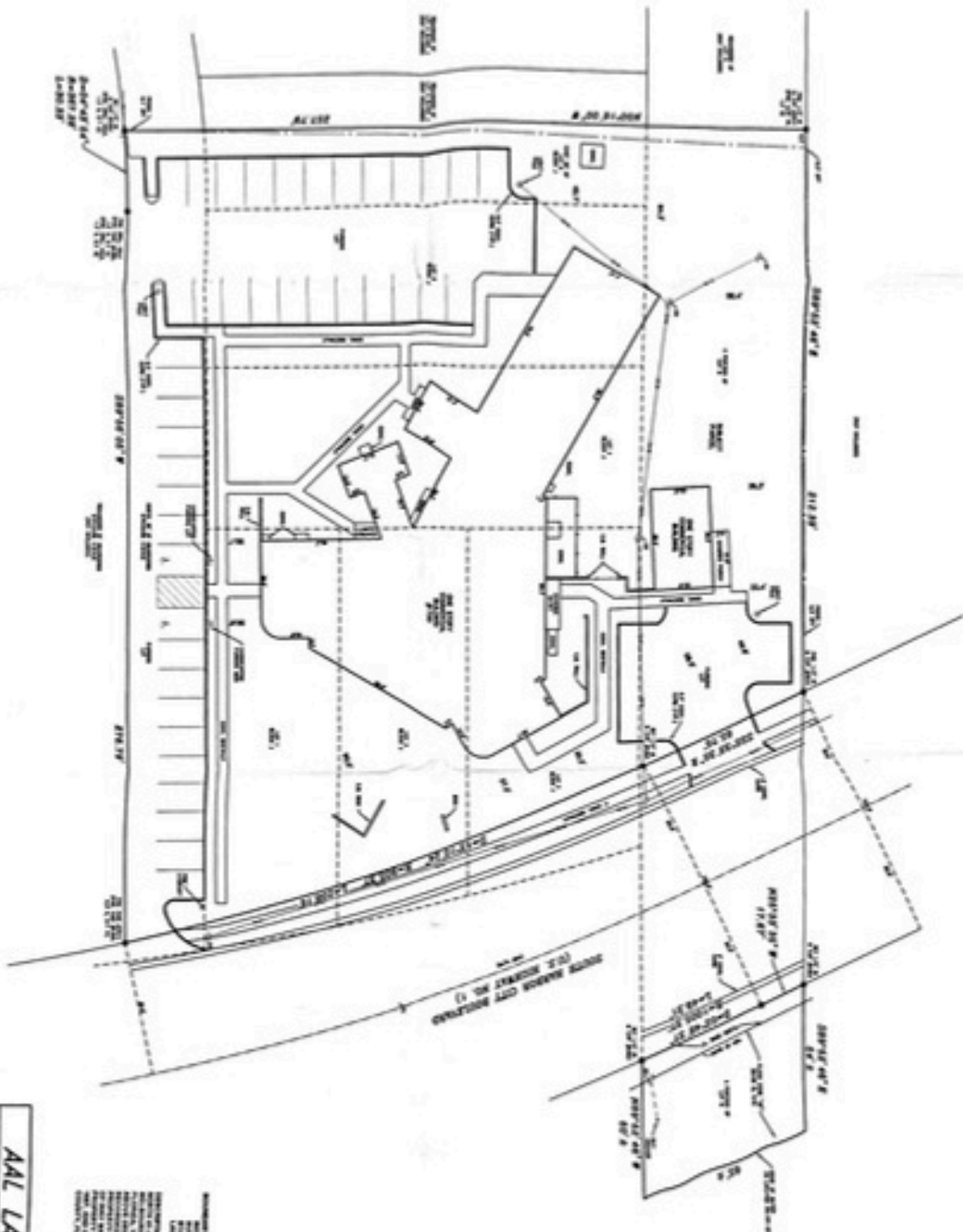


Account: 2730017 Parcel ID: 27-37-34-77-J-1
Sale: 5/31/2007 \$1,650,000
BCPAO Market Value: \$1,421,330
Owners: INDIGO PROPERTIES LLC
Address: 1250 S HARBOR CITY BLVD MELBOURNE FL 32901

[Zoom](#) | [Clear](#) | [Details](#) | [Hide Info](#)
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Property boundaries shown for reference only. Boundary Survey Available.

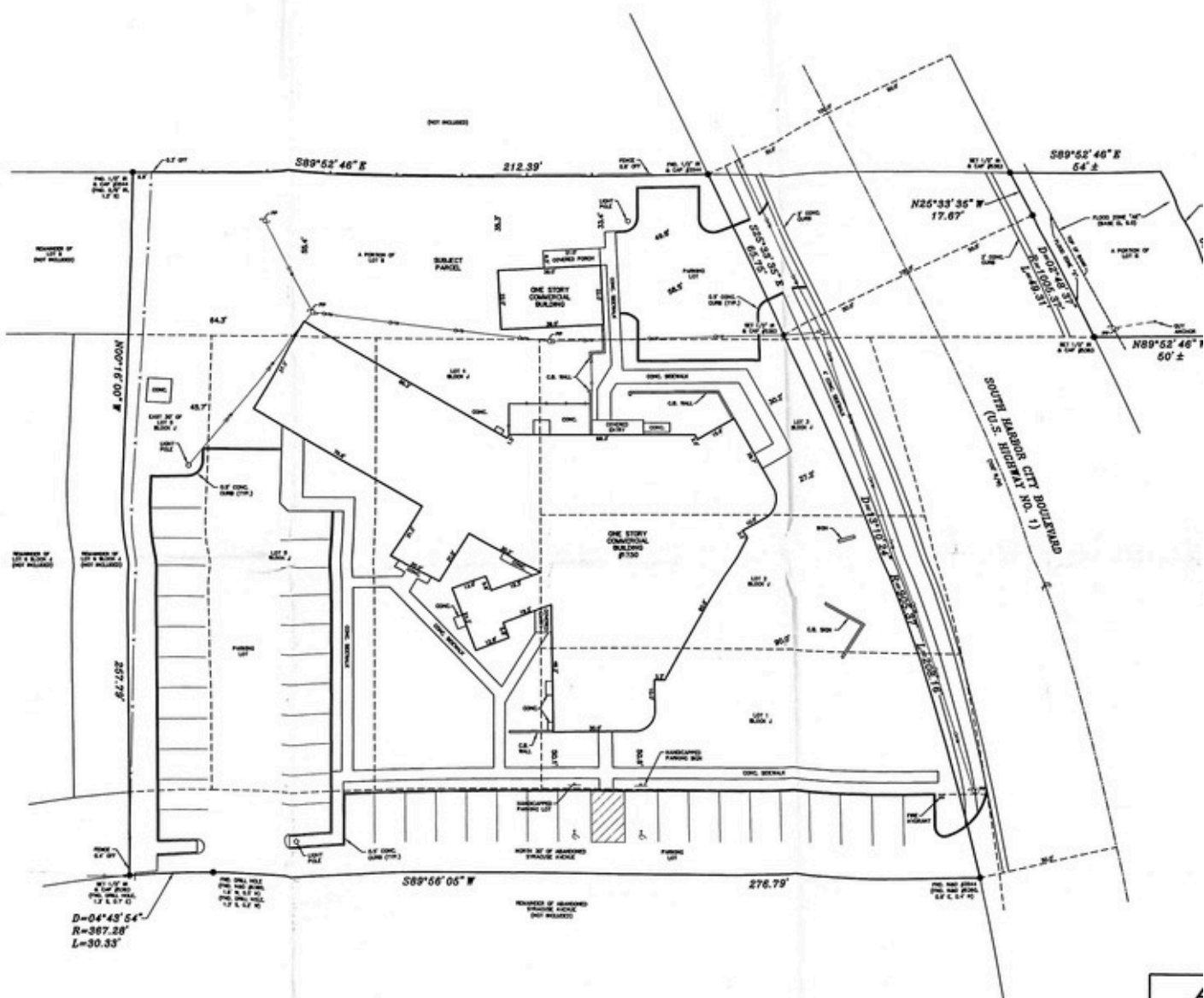


SUNNYVALE AVENUE
(SUNNYVALE CITY BUILDINGS)
(SUNNYVALE CITY BUILDINGS)
(SUNNYVALE CITY BUILDINGS)

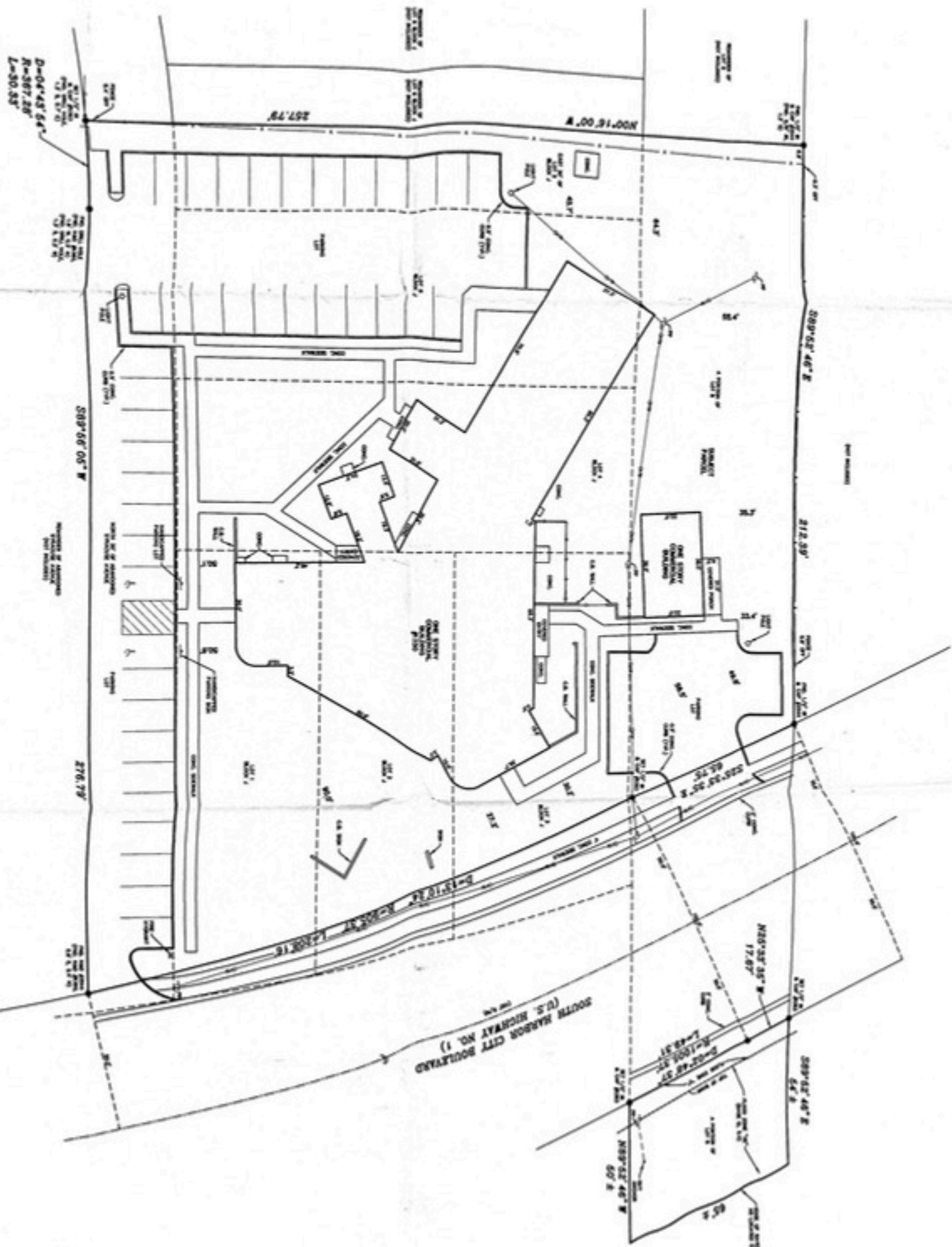
ALL DIMENSIONS ARE IN FEET AND INCHES
ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS
ALL AREA CALCULATIONS ARE IN SQUARE FEET
ALL DISTANCE CALCULATIONS ARE IN FEET
ALL ELEVATIONS ARE IN FEET
ALL CURVATURES ARE IN FEET
ALL SLOPES ARE IN PERCENT
ALL GRADES ARE IN FEET
ALL SETBACKS ARE IN FEET
ALL EASEMENTS ARE IN FEET
ALL RIGHTS-OF-WAY ARE IN FEET
ALL CORNERS ARE IN FEET
ALL ADJACENT PROPERTIES ARE SHOWN
ALL SURROUNDING STREETS ARE SHOWN
ALL UTILITIES ARE SHOWN
ALL FENCES ARE SHOWN
ALL GATES ARE SHOWN
ALL DRIVEWAYS ARE SHOWN
ALL SIDEWALKS ARE SHOWN
ALL PARKING AREAS ARE SHOWN
ALL BUILDINGS ARE SHOWN
ALL LANDSCAPING ARE SHOWN
ALL OTHER FEATURES ARE SHOWN

AAL LAND SURVEYING SERVICES, INC.

PROJECT INFORMATION PROJECT NO. 12345 CLIENT: ABC COMPANY ADDRESS: 12345 MAIN STREET, SUITE 100, ANYTOWN, CA 90123 PHONE: (555) 123-4567 FAX: (555) 987-6543 EMAIL: info@abc.com DATE: 12/15/2023	
PROPERTY INFORMATION TRACT NO. 12345 SECTION: 12 TOWNSHIP: 12N RANGE: 12E COUNTY: 12th STATE: CA	
ADJACENT PROPERTIES TO THE NORTH: 12345 MAIN STREET, SUITE 100, ANYTOWN, CA 90123 TO THE SOUTH: 12345 MAIN STREET, SUITE 100, ANYTOWN, CA 90123 TO THE EAST: 12345 MAIN STREET, SUITE 100, ANYTOWN, CA 90123 TO THE WEST: 12345 MAIN STREET, SUITE 100, ANYTOWN, CA 90123	
ADDITIONAL NOTES ALL DIMENSIONS ARE IN FEET AND INCHES ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS ALL AREA CALCULATIONS ARE IN SQUARE FEET ALL DISTANCE CALCULATIONS ARE IN FEET ALL ELEVATIONS ARE IN FEET ALL CURVATURES ARE IN FEET ALL SLOPES ARE IN PERCENT ALL GRADES ARE IN FEET ALL SETBACKS ARE IN FEET ALL EASEMENTS ARE IN FEET ALL RIGHTS-OF-WAY ARE IN FEET ALL CORNERS ARE IN FEET ALL ADJACENT PROPERTIES ARE SHOWN ALL SURROUNDING STREETS ARE SHOWN ALL UTILITIES ARE SHOWN ALL FENCES ARE SHOWN ALL GATES ARE SHOWN ALL DRIVEWAYS ARE SHOWN ALL SIDEWALKS ARE SHOWN ALL PARKING AREAS ARE SHOWN ALL BUILDINGS ARE SHOWN ALL LANDSCAPING ARE SHOWN ALL OTHER FEATURES ARE SHOWN	



ACCORDING TO FIELD
 NOTES, THIS MAP IS A
 REPRODUCTION OF A
 SURVEY MAP
 SCALE: 1" = 100'
 JOB # 323
 REVISION
 REVISION
 FIELD SURVEY
 REVISION IN FIELD
 L. B.



BOUNDARY SURVEY PREPARED FOR:
 INDIGO PROPERTIES, LLC
 SUN TRUST BANKS, INC.
 STATE TITLE PARTNERS, LLP
 LAWYERS TITLE INSURANCE CORPORATION

DESCRIPTION: LOTS 1, 2, 3, 4, AND 5, THE NORTH 51.50 FEET AND THE EAST 30.0 FEET OF LOT 6, THE NORTH 51.50 FEET OF LOT 7, AND ALL OF LOT 11, BLOCK J, MORNINGSIDES, ADDITION TO THE CITY OF MELBOURNE, AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THE NORTH 30.0 FEET ABANDONED SYRACUSE AVENUE ADJOINING THE ABOVE DESCRIBED PROPERTY; AND LOT 8, CAROLINA TRACT ADDITION TO MELBOURNE, AS RECORDED IN PLAT BOOK 3, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALL PROPERTY BEING SUBJECT TO ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1, PER DOT RIGHT-OF-WAY MAP SECTION 7001-175 AND 7002-176. LESS THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1687, AND OFFICIAL RECORDS BOOK 3586, PAGE 4391, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.L.R.L. #12009C 0528 C,
 DATED APRIL 3, 1989, THIS PROPERTY
 IS LOCATED WITHIN FLOOD ZONE X.A.M.C.

BOUNDARY SURVEY

SCALE: 1" = 20'



JOB # 22341

REVISION: _____

REVISION: _____

REVISION: _____

FIELD SURVEY DATE: 05-07-07
 SECTION 34, TOWNSHIP 27 S, RANGE 37 E

L.B. #0023

NOTES:

1. THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.
6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.

1103 W. HIBISCUS BOULEVARD, SUITE 403, WEST MELBOURNE, FL 32901 L.B. #0023
 PHONE: (321) 735-8110 FAX: (321) 932-8771 E-MAIL: oddsurvey@oddsurvey.com

ANDREW W. POWSHOK
 P.L.S. No. 5383

JOSEPH N. HALE
 P.L.S. No. 6366

MARVIN L. MARDOCK
 P.L.S. No. 5007

LEGEND

- (P) - PLAT
- (M) - MEASURED
- (D) - DEED
- (F) - FOUND
- (R) - RAIL
- (C) - CONCRETE MONUMENT
- (S) - SET
- (R/W) - RIGHT OF WAY
- (P) - PUBLIC
- (U) - UTILITY
- (D) - DRAINAGE
- (E) - EASEMENT
- (F) - FRESH FLOOR
- (E) - ELEVATION
- (D) - DELTA
- (R) - RADIAL
- (L) - ARC LENGTH
- (B.B.) - BASES OF BEARING
- (N.R.) - NON RADIAL
- (H) - HAIL AND CRK
- (C) - CONC.
- (A) - ASPHALT
- (P.O.L.) - POINT ON LINE
- (P) - PERMANENT REFERENCE MARK

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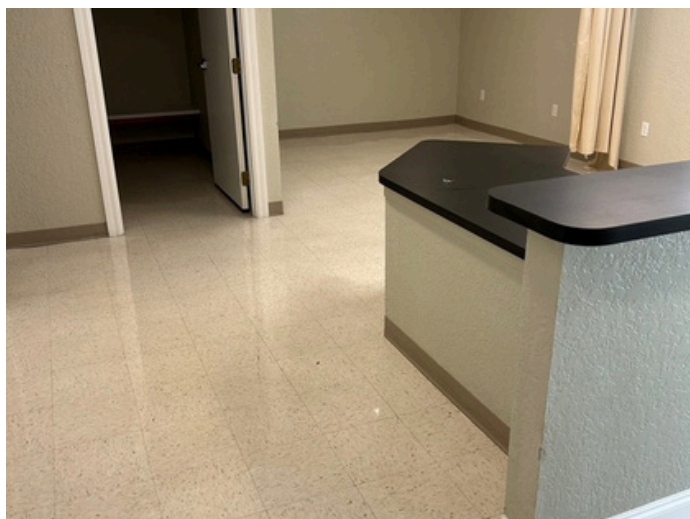
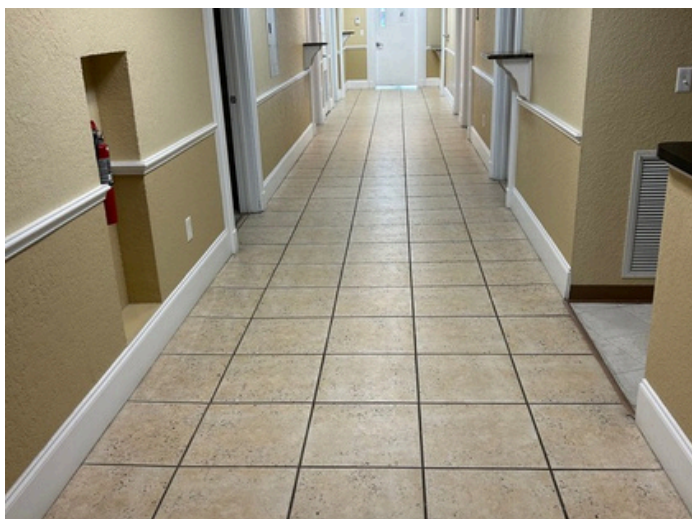
PROPERTY HIGHLIGHTS

Property Type: Commercial
Building Size: Approx. 12,500 SF
Year Built: 1926 & 1965
Availability: For Lease or For Sale

Lease Rate: \$19.50/SF Gross
Building Use: Office
Lease Includes: Taxes, Insurance & Exterior Maintenance
Roof: New Roof - 2020

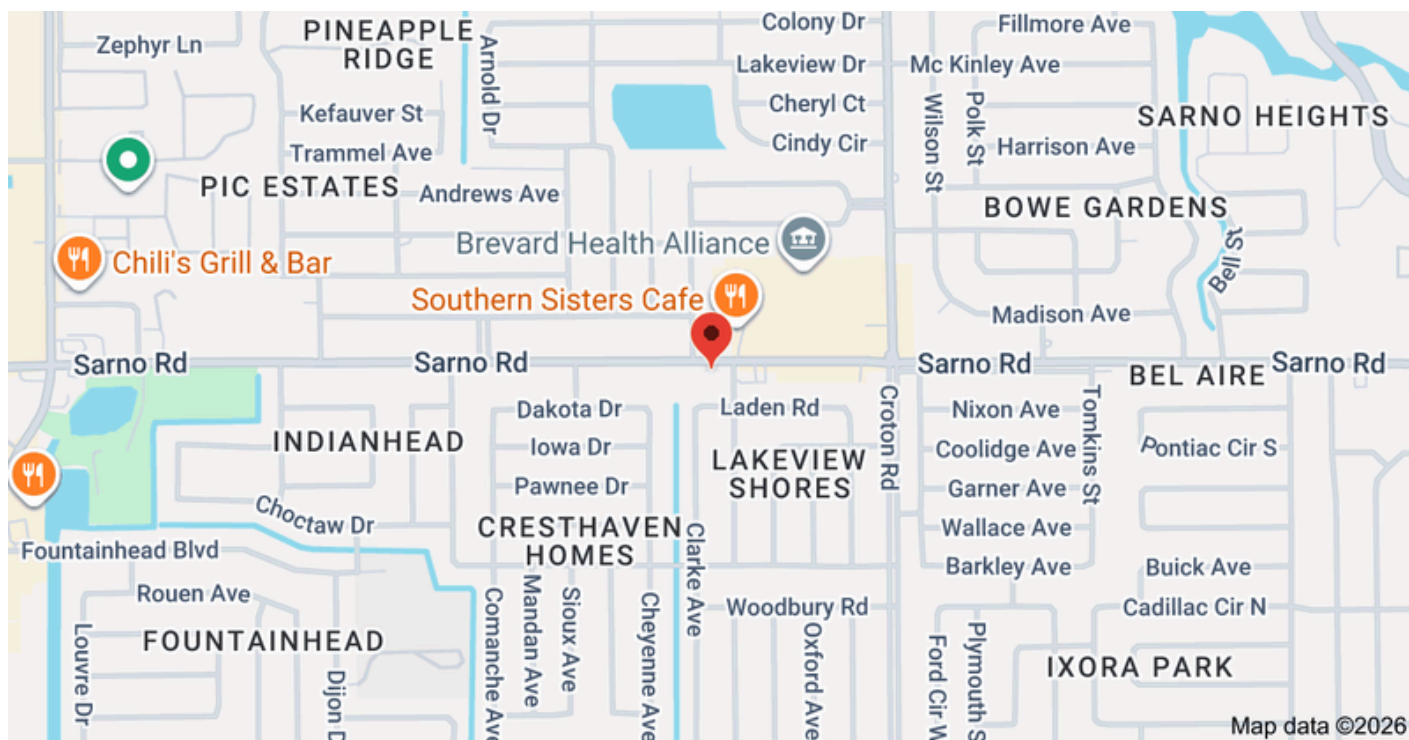
FOR LEASE OR FOR SALE

1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901



LOCATION MAP

1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901



CONTACT FOR LEASE OR SALE INFORMATION



Terry Winton

Commercial Sales Associate, CCIM | JM Real Estate, Inc.

Cell: 321.616.3070

Terry@JMRealEstate.com

JMRealEstate.com



**SCAN FOR FULL
PROPERTY DETAILS**