

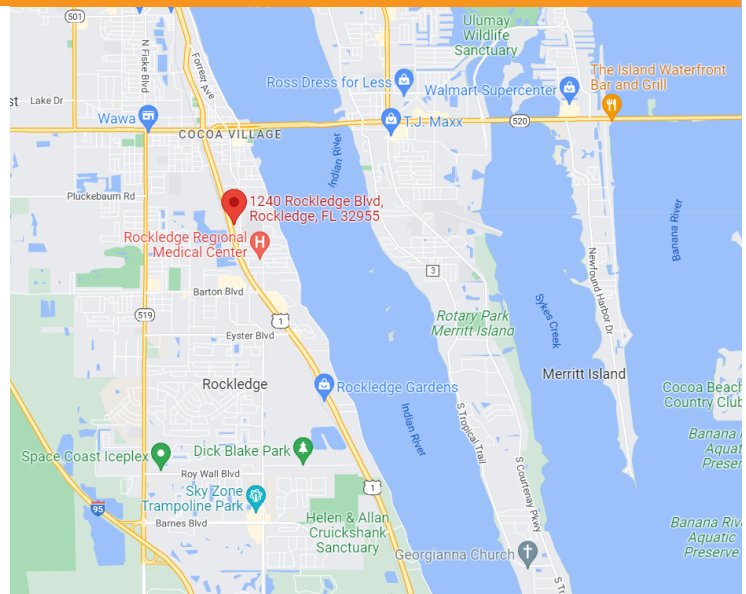
FOR SALE INDUSTRIAL / REDEVELOPMENT OPPORTUNITY

580 S WICKHAM ROAD

West Melbourne, FL 32904



- 8034 SF Building with 0.96 Acre Lot on Wickham Road in West Melbourne
- Near Ellis Road for Quick Access to I-95
- Close to Melbourne International Airport
- Currently Used as Transmission Shop
- 10 Bay Doors (6 Bays - 4 of 6 with Roll-Up Doors on East Side) Showroom & Office
- Building Only Available for Purchase (Some Equipment May be Included/Negotiated)
- Currently Zoned M 2 - General Industrial
- Located in a Community Redevelopment Area (CRA) Future Land Use Corridor "Horizon 2030 Comprehensive Plan" Provide Opportunities for Infill and Redevelopment
- West Melbourne Opportunity Area
- Purchase Price \$2.1M



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Property Use: 2710 - Garage/Auto-Body/Auto Paint Shop

Land Description: PART OF S 1/2 OF NE 1/4 OF NE 1/4 W OF WICKHAM RD AS DES IN ORB 598 PG 409

Parcel ID: 27-36-36-00-14
Total Acres: 0.96
Year Built: 1980
Story Height: 14'
Exterior Wall: Enamel Steel
Frame: Metal Frame
Roof: Enamel Metal
Roof Structure: Steel Truss Rigid

Base Area: 6,000 SF
Open Porch: 100 SF
Utility Room: 1,934 SF
Total Area: 8,034 SF
Fence - Barb Wire: 182
Fence - Chain Link 6': 182
Paving - Concrete: 852
Covered Patio: 160
Paving - Asphalt: 20,977

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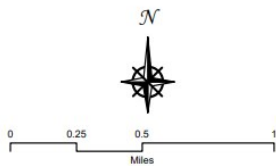
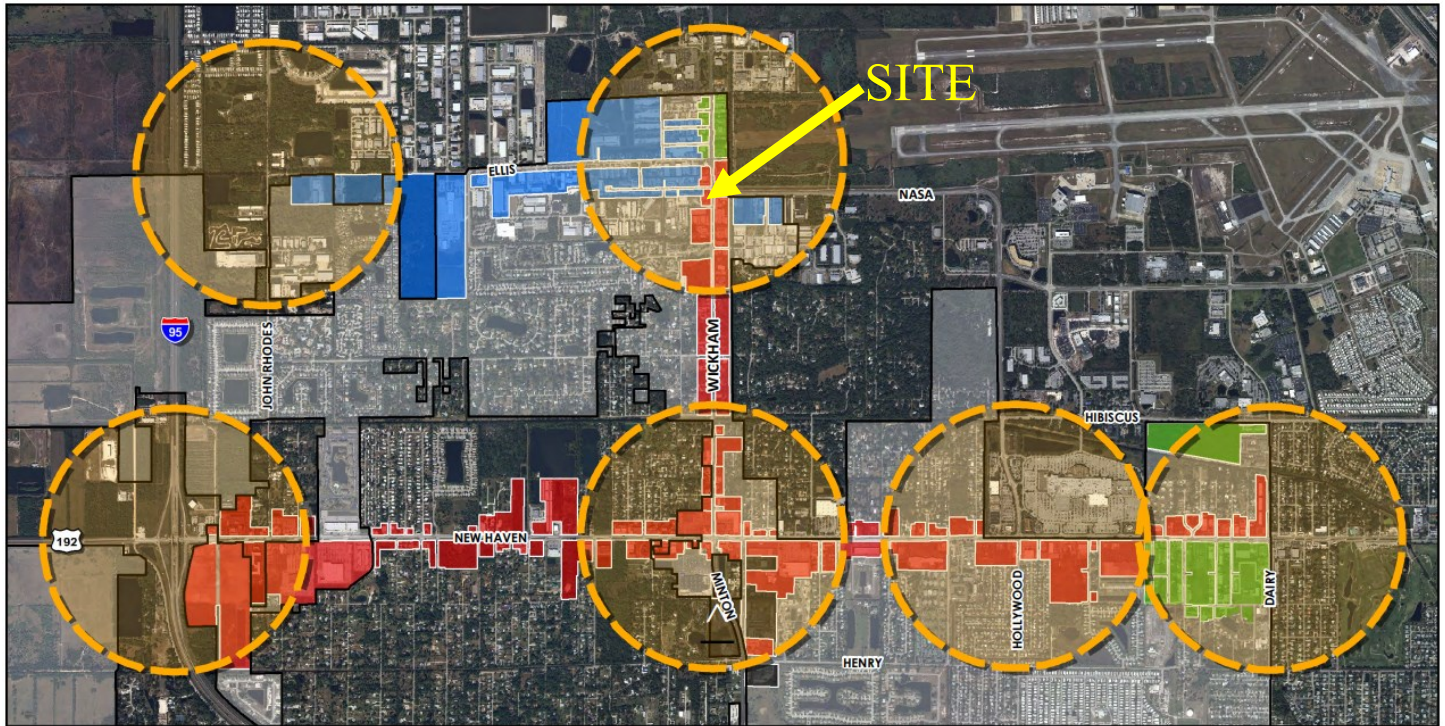
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- Legend**
- Commercial Land Use Area
 - Industrial Land Use Area
 - Institutional/Commercial Land Use Area
 - Mixed Use Land Use Area
 - Opportunity Areas (1-mile Diameter)
 - City Hall



DISCLAIMER:
This map is not a survey and should not be used
as a survey. Road right-of-ways are approximate.

Updated: 1/24/2015
By: P. Benton, City of West Melbourne
Sources:
Brevard County Property Appraiser,
City of West Melbourne Planning Department

Figure 6
Land Use Map
with
Opportunity Areas

OPPORTUNITY AREAS

As redevelopment begins to create momentum there will be opportunities for the City to actively participate in new projects. The City can participate in many different ways. The focus of any public private partnership for new development should be to create successful projects that not only enhance the immediate locale, but also serve as examples for the whole City to follow. A project that serves as a catalyst builds pride for the whole City and creates momentum for future projects. Figure 6, found in the Exhibits section of this report, depicts a Land Use and Opportunity Map for the CRA that contains key intersections ripe for development or are intuitive areas to generate excitement in redeveloped sites.

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DIVISION 21. COMMUNITY REDEVELOPMENT AREA Districts (C-NH and C-W)

Sec. 98-830. Intent.

The purpose of the community redevelopment area zoning districts is to create consistent commercial zoning for two of the corridors in the CRA, Commercial New Haven (C-NH) and Commercial Wickham Road (C-W) districts. This zoning code consolidation furthers the policies of the future land use element of the "Horizon 2030 Comprehensive Plan" related to the community redevelopment area for parcels within the New Haven Avenue and Wickham Road corridors. The intent of the two districts is to provide opportunities for infill and redevelopment, including the establishment of mixed use developments, in a manner that is cohesive across multiple adjacent parcels, aesthetically pleasing, sensitive to adjacent residential development, and accessible by both pedestrian and vehicular traffic.

In order to ensure appropriate development in these areas, the C-NH and C-W district aims to accomplish the following objectives:

- Provide flexibility for the development of a variety of building types and a mix of limited residential, retail, offices, civic, institutional, and recreation uses;
- Orient development in a cohesive urban pattern around two major transportation corridors, encouraging the development of regional activity centers with a mix of active and supportive uses;
- Encourage a complete streets system that not only serves motorists but also serves the needs of the pedestrian, the bicycle, the automobile, and other modes of transportation; and
- Encourage the application of green building principles and practices as stated in the comprehensive plan.

(Ord. No. 2017-12, § 2(Exh. A), 9-5-2017)

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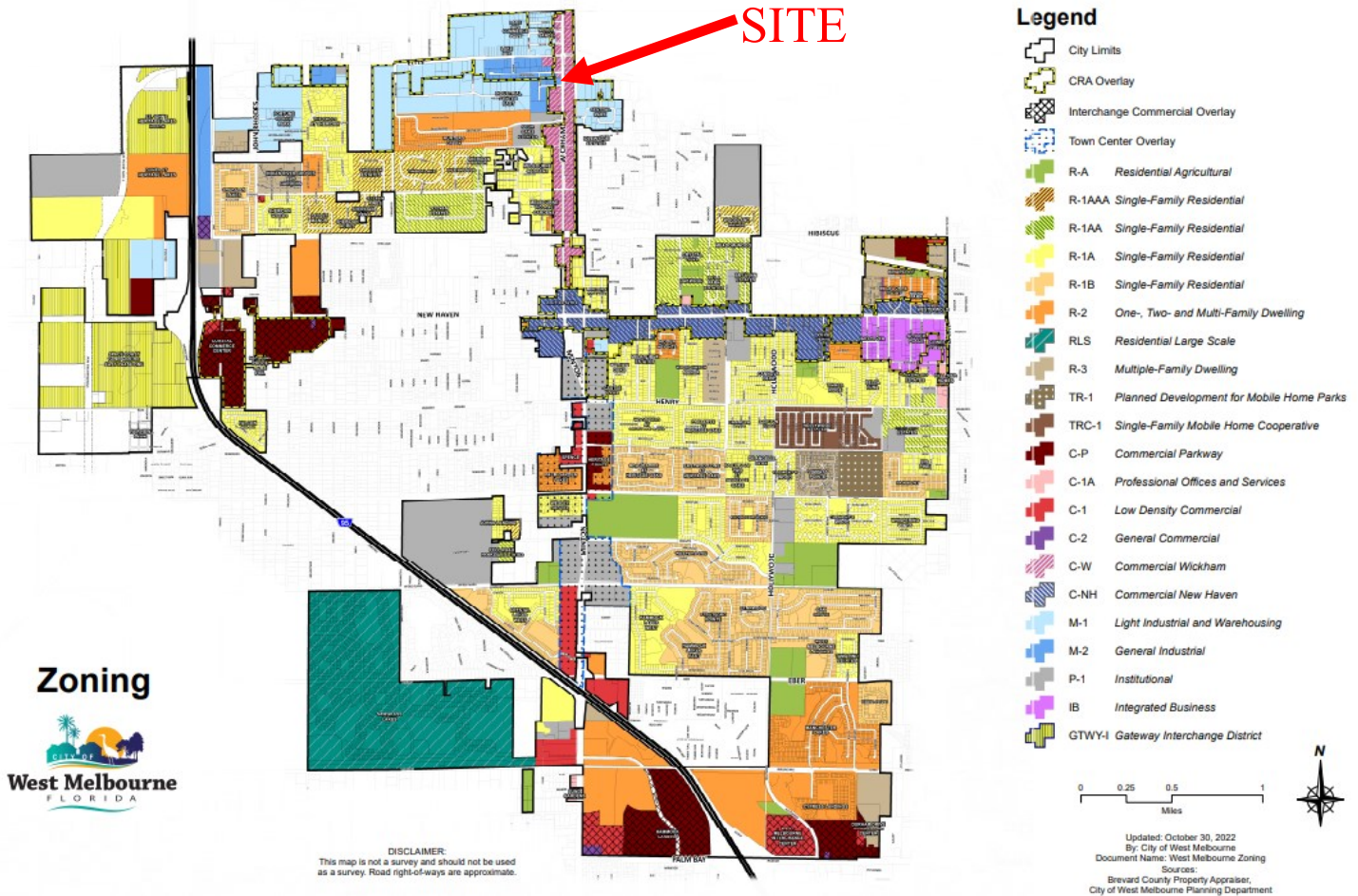
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GENERAL INFORMATION

- Full legal name - Joint West Melbourne-Brevard County Community Redevelopment Area
- Public purpose - Encourage redevelopment along three (3) business corridors, Ellis Road, Wickham Road and New Haven Avenue
- Boundaries/service area
- Services provided - Redevelop and encourage redevelopment of areas in unincorporated and municipal areas along Ellis Road, Wickham Road and New Haven Avenue.
- [Redevelopment Master Plan | West Melbourne, FL - Official Website](#)

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