



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 312 South Harbor City Boulevard, Melbourne, FL. Zoned C2, it presents a myriad of possibilities for office and office building investors seeking capital growth and rental income potential. Its strategic location in the heart of Melbourne offers proximity to key amenities and business hubs. This well-maintained property offers a solid foundation for your commercial real estate aspirations. Property offers a large parking area at the rear of the building. Embrace the potential that awaits at this desirable office offering.

LOCATION DESCRIPTION

Convenient access to major thoroughfares, the location is perfect for professionals seeking a dynamic business environment. High visibility and easy accessibility. Property overlooks the Indian River offering breathtaking views.

OFFERING SUMMARY

Sale Price:	\$1,491,780
Lot Size:	0.85 Acres
Building Size:	6,486 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	209	535	1,299
Total Population	461	1,244	3,167
Average HH Income	\$73,771	\$67,935	\$67,591

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos

Riverview Building
For Sale



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Location Map

Riverview Building
For Sale

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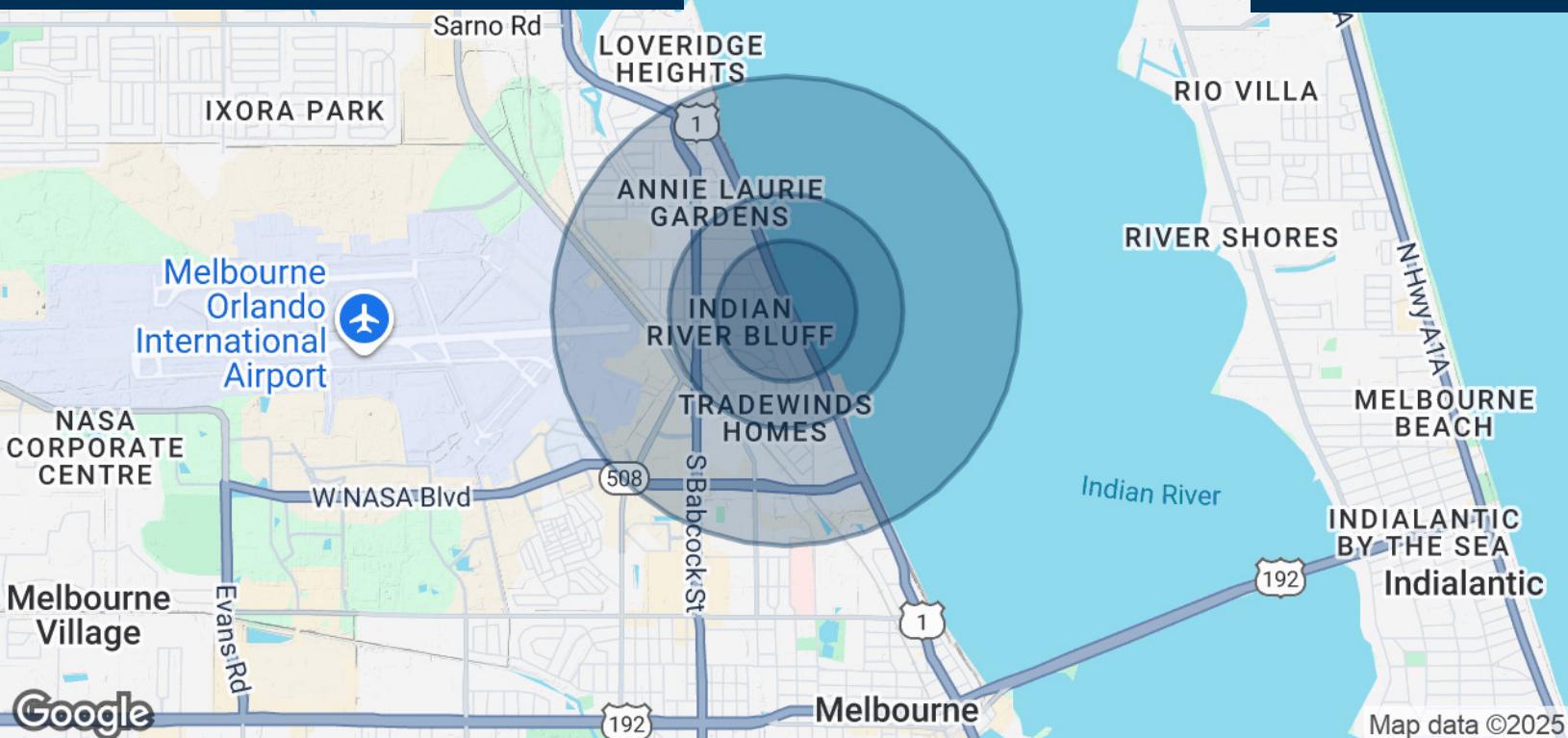
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Demographics Map & Report

Riverview Building
For Sale



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	461	1,244	3,167
Average Age	42	42	42
Average Age (Male)	42	41	40
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	209	535	1,299
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$73,771	\$67,935	\$67,591
Average House Value	\$243,351	\$240,358	\$252,104

Demographics data derived from AlphaMap

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