

# FOR SALE

**2711 N. Harbor City Blvd**  
MELBOURNE, FLORIDA 32935



**Prime US1 Corridor Opportunity**



**10.88 ACRES OF CLEARED LAND**



**Assisted Living / Multi-Family / School / Church**



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# Property Summary

Rare opportunity to acquire a 10.88-acre river-view residential/commercial redevelopment site in the Eau Gallie area of Melbourne, Florida, a submarket experiencing explosive growth along the Central Florida east coast. The property offers excellent accessibility with dual street frontage, including approximately 270 feet along US Highway 1 and 580 feet along Pineapple Avenue.

The site is currently improved with a church and school totaling 25,000+ SF and has been cleared and mowed, creating a strong foundation for redevelopment. Conveniently located just 10 min from Melbourne Orlando International Airport, beaches, and major employers, this corridor is ideally positioned for continued growth and long-term value.

## Property Details

Property Address	2711 N Harbor City Blvd, Melbourne, FL 32935
Building Size	± 25,725 SF
Lot size	± 10.88 AC
Year Built	1968
Power	FPL
Topography	Sloping
Frontage on US1	270 FT
Frontage on Pineapple Ave	580 FT
Zoning	Institutional
Construction	Concrete & Stucco
Stories	2
Possible Uses	Assisted Living Community Nursing Home Single Family Residential Estate Subdivision Multi-Family Church School Dormitory

**\$4,200,000**  
OFFERING PRICE

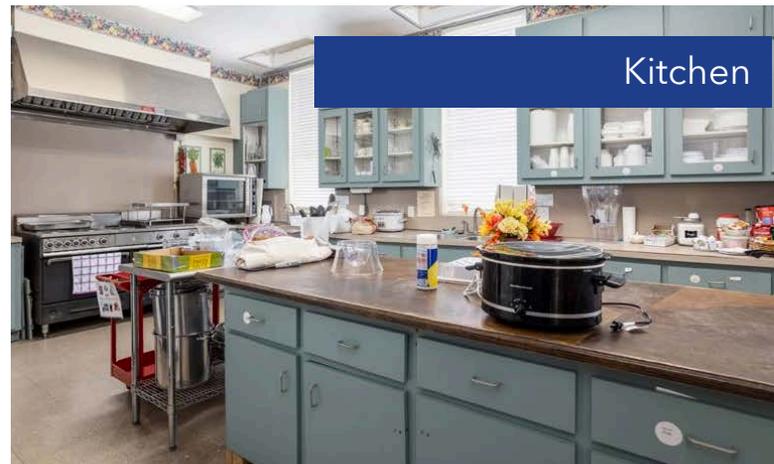
## Property Pictures



Main Building



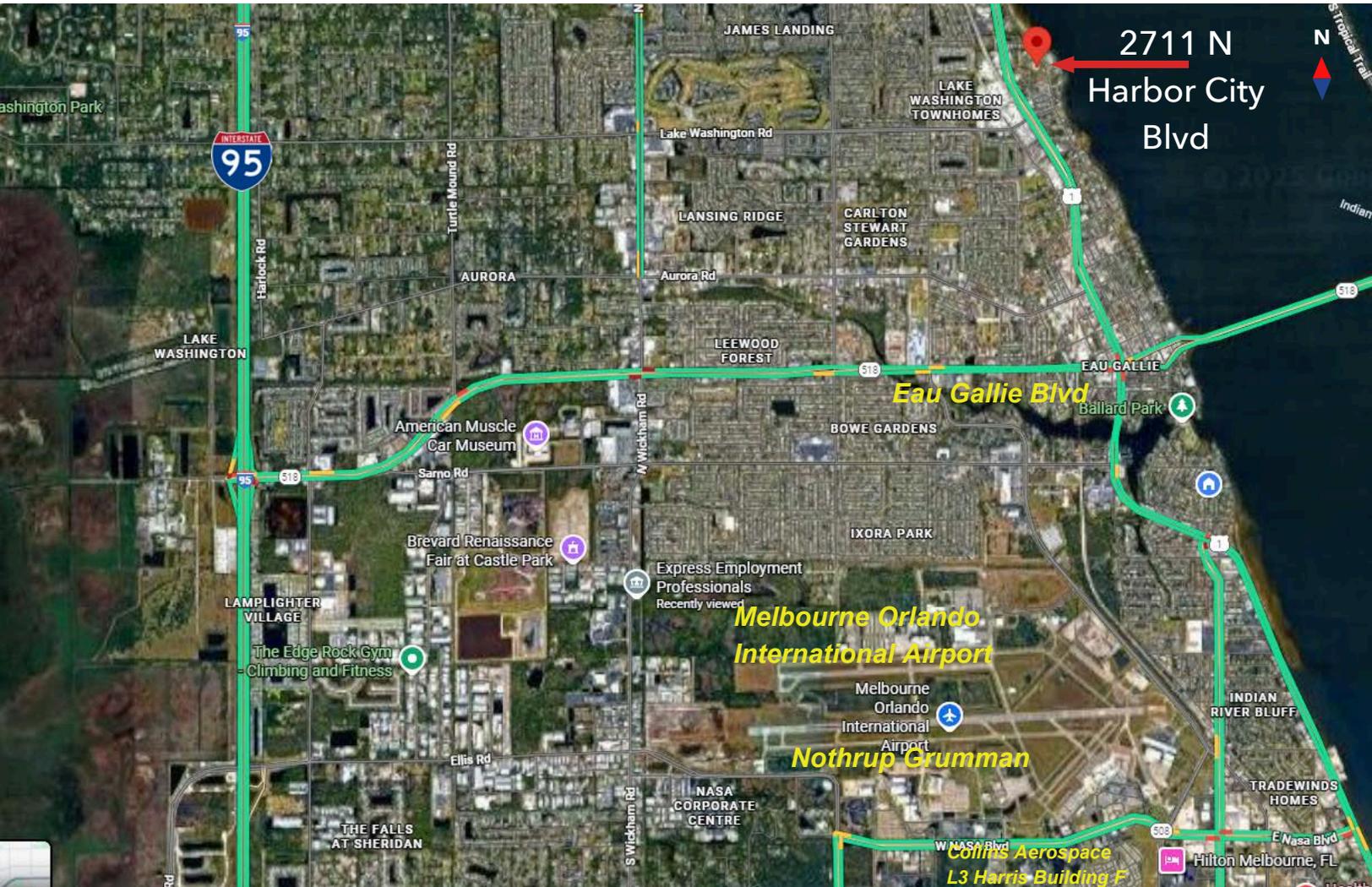
Meeting Room



Kitchen



# Location Map



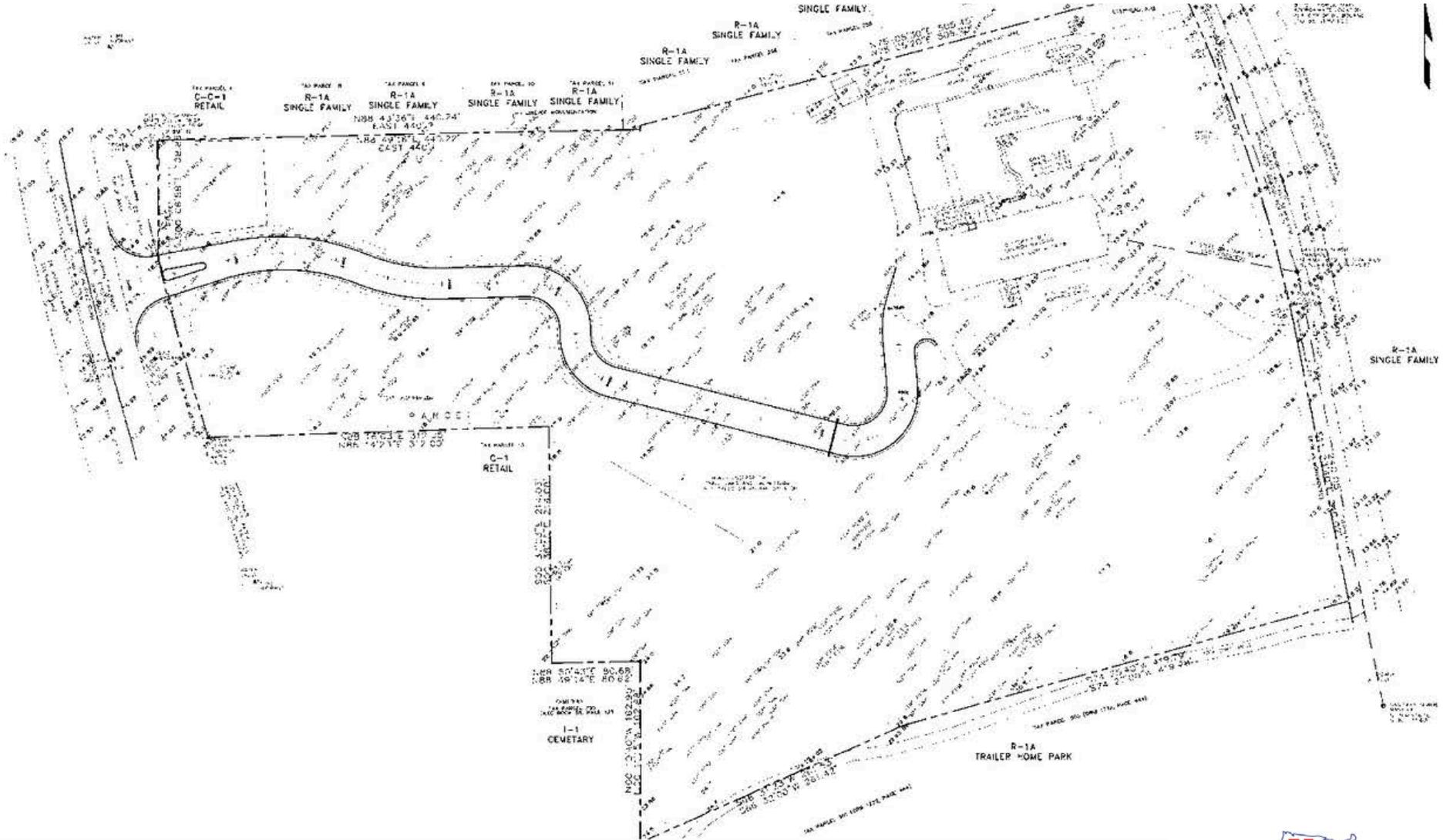
## DISTANCE TO MAJOR HIGHWAYS / AIRPORTS / PORTS

- I-95 Access Ramp . . . . . 6 miles
- Holmes Regional . . . . . 6 miles
- L3 Harris Palm Bay . . . . . 12 miles
- Melbourne Airport . . . . . 6 miles
- Orlando Int'l Airport . . . . . 56 miles
- Port Canaveral . . . . . 22 miles



# SURVEY

2711 N Harbor City Blvd, Melbourne, FL 32935  
±25,725 SF | ±10.88 AC







Rear of Property

2711 N Harbor City Blvd | Melbourne, FL 32935



Front of Property



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Exclusively Offered By:



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