

SALE

\$4,250,000
Commercial-Other

5270 Highway 1 Highway
Melbourne, FL 32940 US



Property Type: Commercial-Other

Year Built: 1996

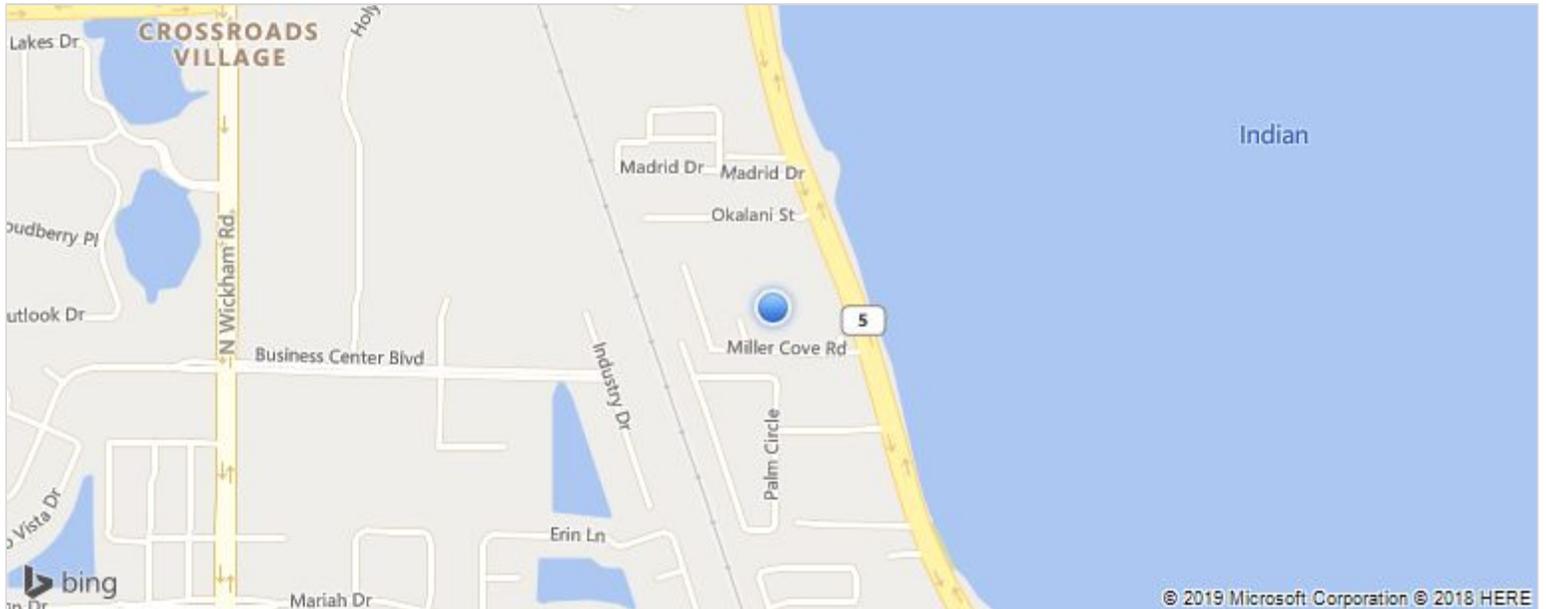
Tax Year: 2018

Listing ID: E8Y4V9

MLS ID: 845203

Additional MLS: 845203

Style: Other Style



5270 Highway 1 Highway Melbourne FL, 32940 US

Online Profile <http://www.cbcworldwide.com/properties/profile/E8Y4V9-Melbourne-FL>

Property Description

Amazing location close to Suntree, beaches, Merritt Island, and PAFB. Exceptional visibility - Traffic count of more than 30,000 cars per day. Beautiful facility with 32,300 SF of air conditioned, remodeled space. Currently used as a climbing gym and recreation center with cafe, but CP Zoning offers liberal use. The building sits on 7.16 acres with plenty of room for expansion or additional buildings or amenities with height up to 40 ft. Overlooking the Indian River with riverfront property included. Current owner invested more than \$600,000 in remodel, including electrical and HVAC. New sewer lines and lift station installed. Existing user may lease back if Buyer would like. Fantastic site for business or recreation/aquatic center with great parking. Fenced property with pylon sign.

Additional Features

Taxes: \$37,076
Location Name: 5270 Highway 1 Highway , Melbourne

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