

SALE

**\$4,250,000**  
**Commercial-Other**

5270 Highway 1 Highway  
Melbourne, FL 32940 US



<b>Property Type:</b>	Commercial-Other
<b>Year Built:</b>	1996
<b>Tax Year:</b>	2018
<b>Listing ID:</b>	E8Y4V9
<b>MLS ID:</b>	845203
<b>Additional MLS:</b>	845203
<b>Style:</b>	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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