

Commercial Corner Redevelopment Opportunity

FOR SALE \$625,000

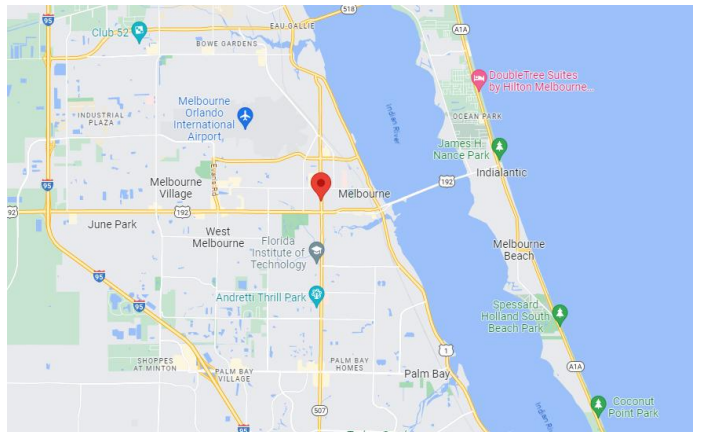
**Property #25396 - 1700 South Babcock Street
Melbourne, Brevard County, Florida**

Property Highlights

- Land Size 20,909 sq. ft. (.48 acres)
- Parcel ID #28-37-04-03-1-1
- Corner location at the signalized intersection of South Babcock Street and W. Fee Avenue
- Great location for retail development
- Good access and visibility
- Zoning C-C2 (City of Melbourne)
- Located within the Babcock Street CRA
- 2025 Property Taxes - \$3,495.93
- Traffic Counts – 25,000 S. Babcock St.
2,200 W. Fee Street

**ALL MOTOR FUELS EQUIPMENT
HAS BEEN REMOVED**

**Will be Deed Restricted from being used as a
Convenience Store with or without Motor Fuels
(other restrictions may apply)**



Contact:
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365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - www.intrepidcre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Overhead Aerial

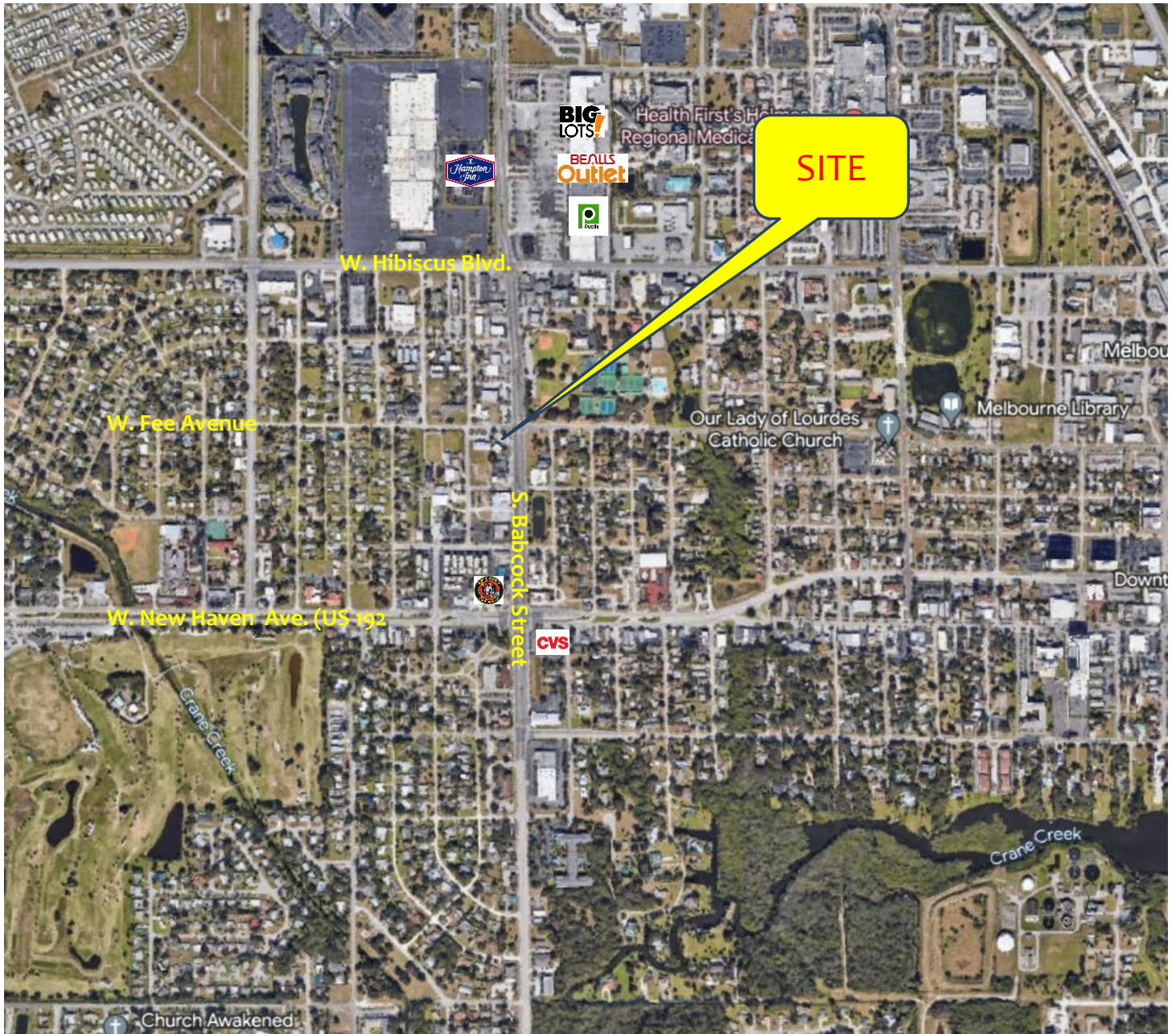


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High Aerial



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