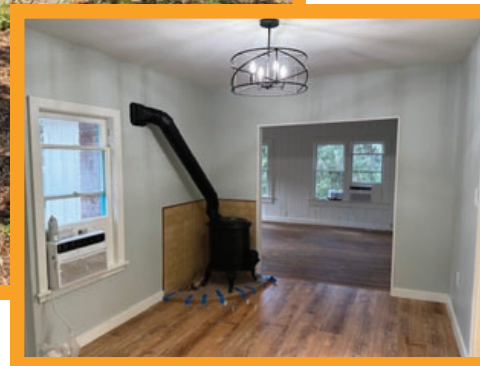
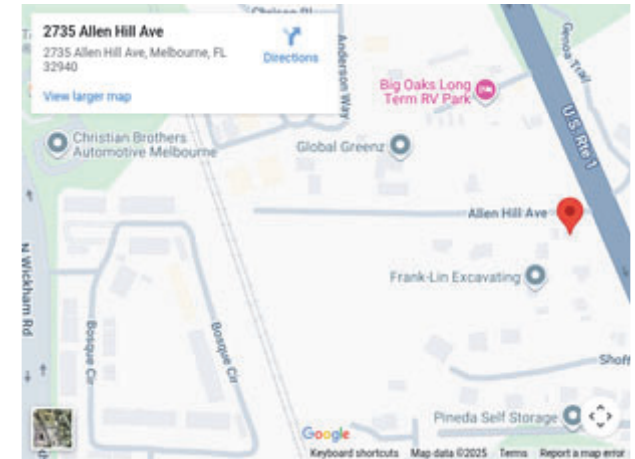


SMALL OFFICE ON .64 ACRES, MELBOURNE

UNIQUE COMMERCIAL SPACE

2735 Allen Hill Drive, Melbourne, FL 32904



**CONTRATOR OFFICE &
STORAGE YARD**

Kate Gomes, Leasing Agent
Kate@JMRealEstate.com
707-955-4181 direct
www.JMRealEstate.com

SMALL OFFICE ON .64 ACRES, MELBOURNE

UNIQUE COMMERCIAL SPACE

2735 Allen Hill Drive, Melbourne, FL 32904

This property at 2735 Allen Hill Ave, Melbourne, FL 32940, just north of the Pineda Causeway at US 1, offers a unique opportunity with excellent visibility and easy access from a dedicated northbound turn lane.

The 1,052 square foot house has been converted into office space and includes a garage, all situated on approximately 0.64 acres.

The large lot provides ample exterior storage for materials, trucks, or equipment, making it an ideal site for contractors, service businesses, or users needing a combination of office, garage, and yard space.

This property could make the ULTIMATE Man Cave or She Shed! Imagine your own little private get away for clubs, crafts, outdoor fun and more! So many opportunities!

The property is available for lease at \$3,500 per month.



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UNIQUE COMMERCIAL SPACE

2735 Allen Hill Drive, Melbourne, FL 32904



- **Corner of Allen Hill Ave & US 1, just north of the Pineda Causeway**
- **Dedicated turn lane from northbound US 1**
- **1,052 SF house converted to office use**
- **Garage is suitable for workshop, storage, or vehicles**
- **Approximately 0.64 acres with exterior storage capacity**
- **Ideal for contractors, service companies, or businesses needing office plus yard space**
- **Ultimate playground for Man Cave or She Shed**
- **\$3.500 per month for office, garage, and lot!**



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Workshop



Studio



Nursery



Parking



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RV/Boat or Auto Storage



Contractor Yard

**BRING
YOUR
SPECIAL
USE**



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