

COMMERCIAL • MELBOURNE • SPACE COAST

# An Opportunity On The Space Coast.

## 1250 S Harbor City Blvd

Melbourne, FL 32901

Commercial Building For Lease or For Sale

### LEASE RATE

**\$19.50/SF Gross**

### SALE PRICE

**\$2,300,000 — Price Reduced**

### PROPERTY HIGHLIGHTS

- Approx. 12,500 SF commercial building
- Lease rate includes taxes, insurance & exterior maintenance
- New roof (2020) and renovated in 2021
- Six (6) A/C units
- Tenant responsible for trash removal and interior maintenance
- Boundary survey available
- Approx. \$26,000/year property taxes
- Originally built in 1926, expanded in 1965

### PROPERTY DESCRIPTION

Approximately 12,500 SF commercial property available for lease or sale at 1250 S Harbor City Blvd in Melbourne. The lease rate is \$19.50/SF Gross and includes taxes, insurance, and exterior maintenance. The property received a new roof in 2020 and was renovated in 2021, with six (6) A/C units and origins dating to 1926, expanded in 1965.

[EXPLORE THE PROPERTY](#) →

**Terry Winton**

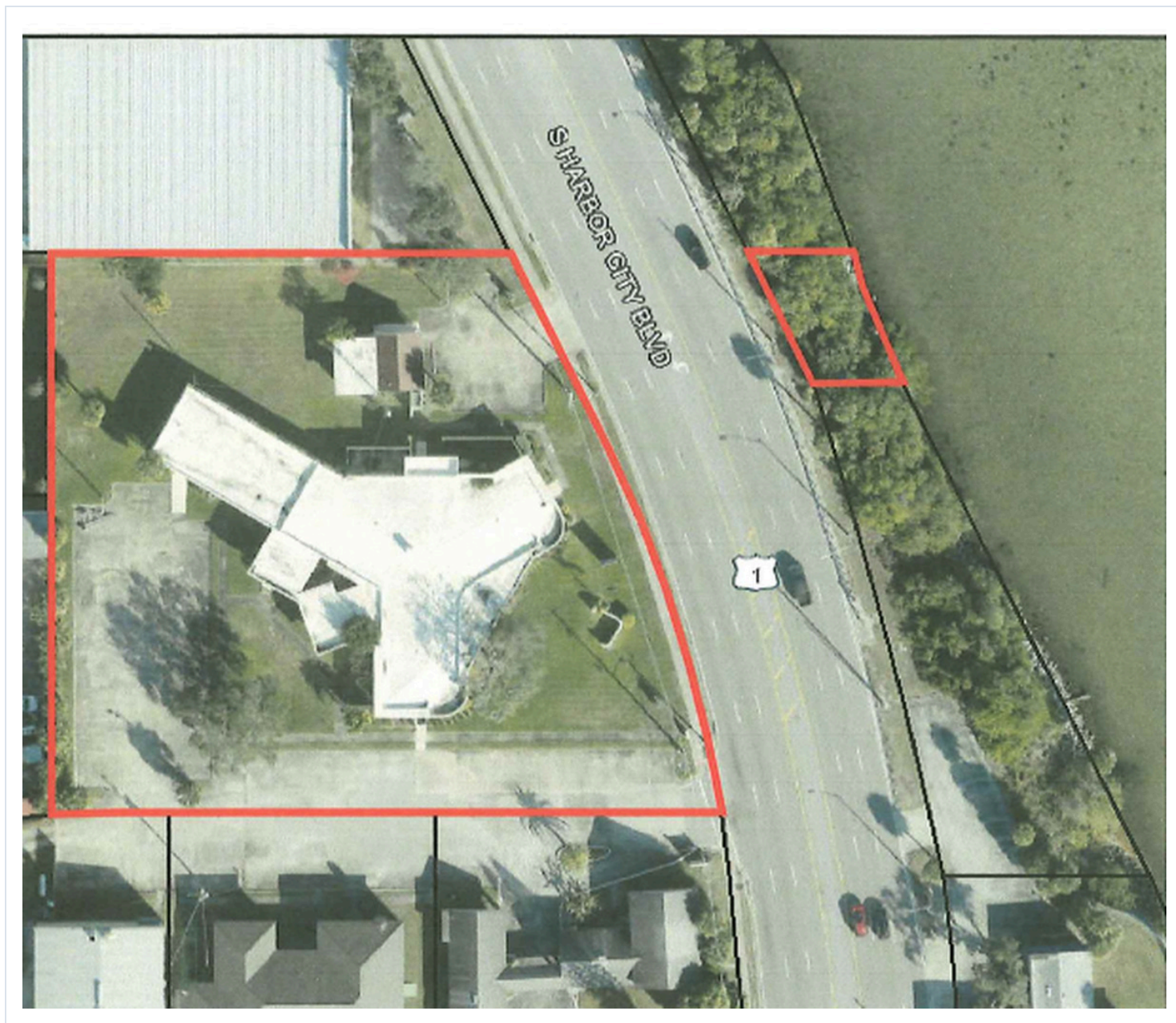
COMMERCIAL SALES ASSOCIATE, CCIM | JM REAL ESTATE, INC.

Cell 321.616.3070

[Terry@JMRealEstate.com](mailto:Terry@JMRealEstate.com)

**SITE PLAN — AERIAL OVERVIEW**

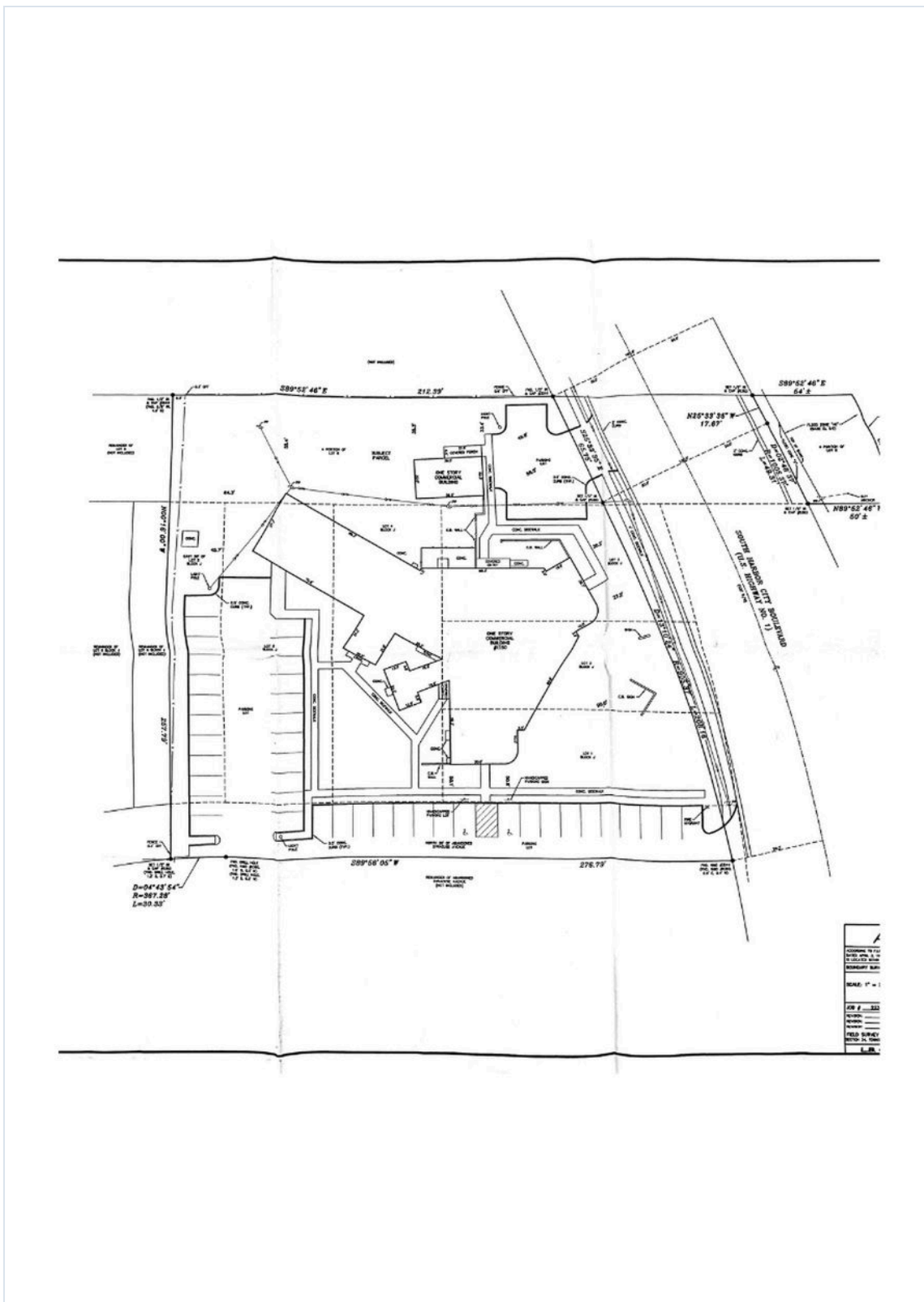
1250 S Harbor City Blvd, Melbourne, FL 32901



Property boundaries shown for reference only. Boundary Survey Available.

**BOUNDARY SURVEY — SITE PLAN (1 OF 3)**

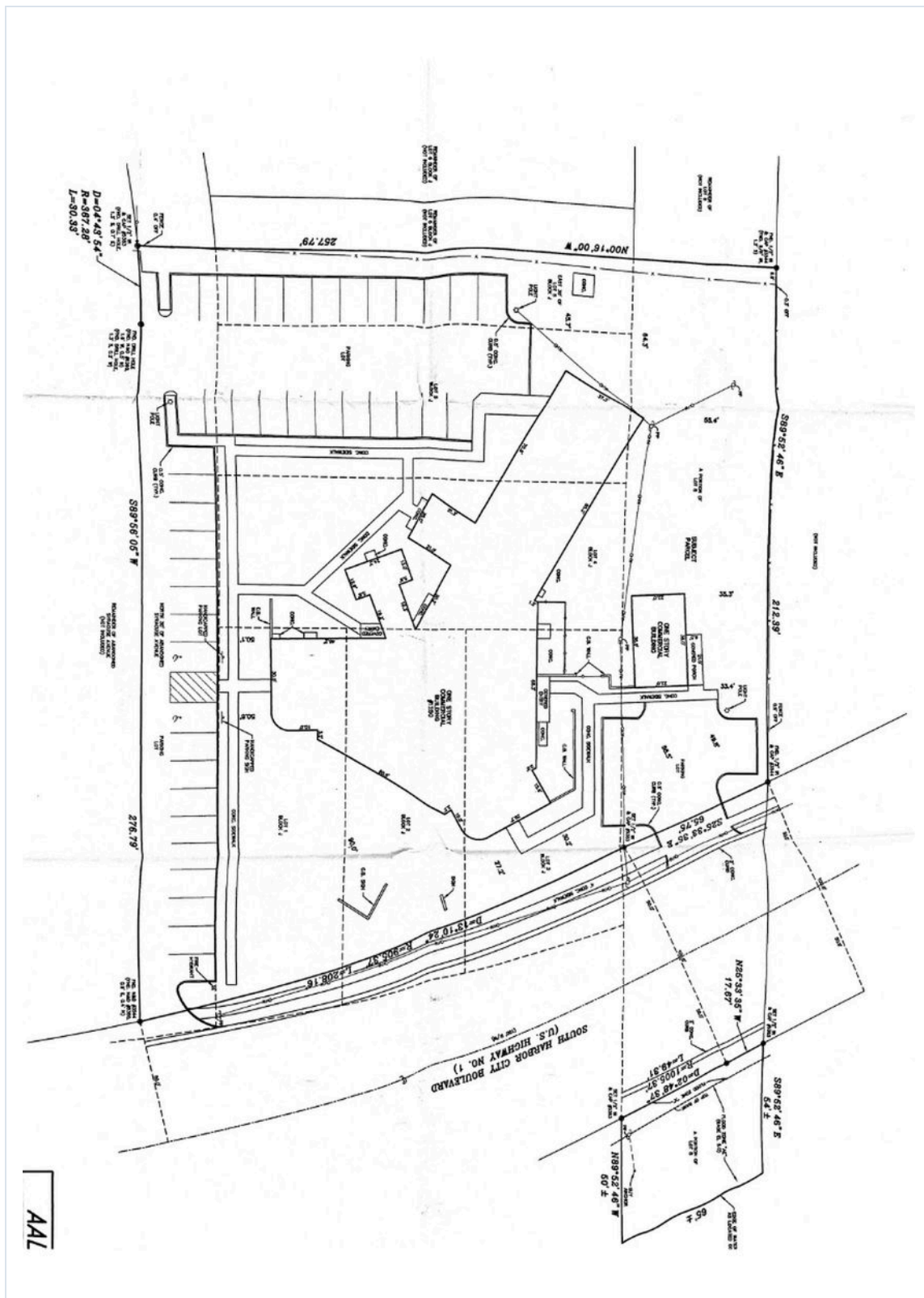
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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

**BOUNDARY SURVEY — SITE PLAN (2 OF 3)**

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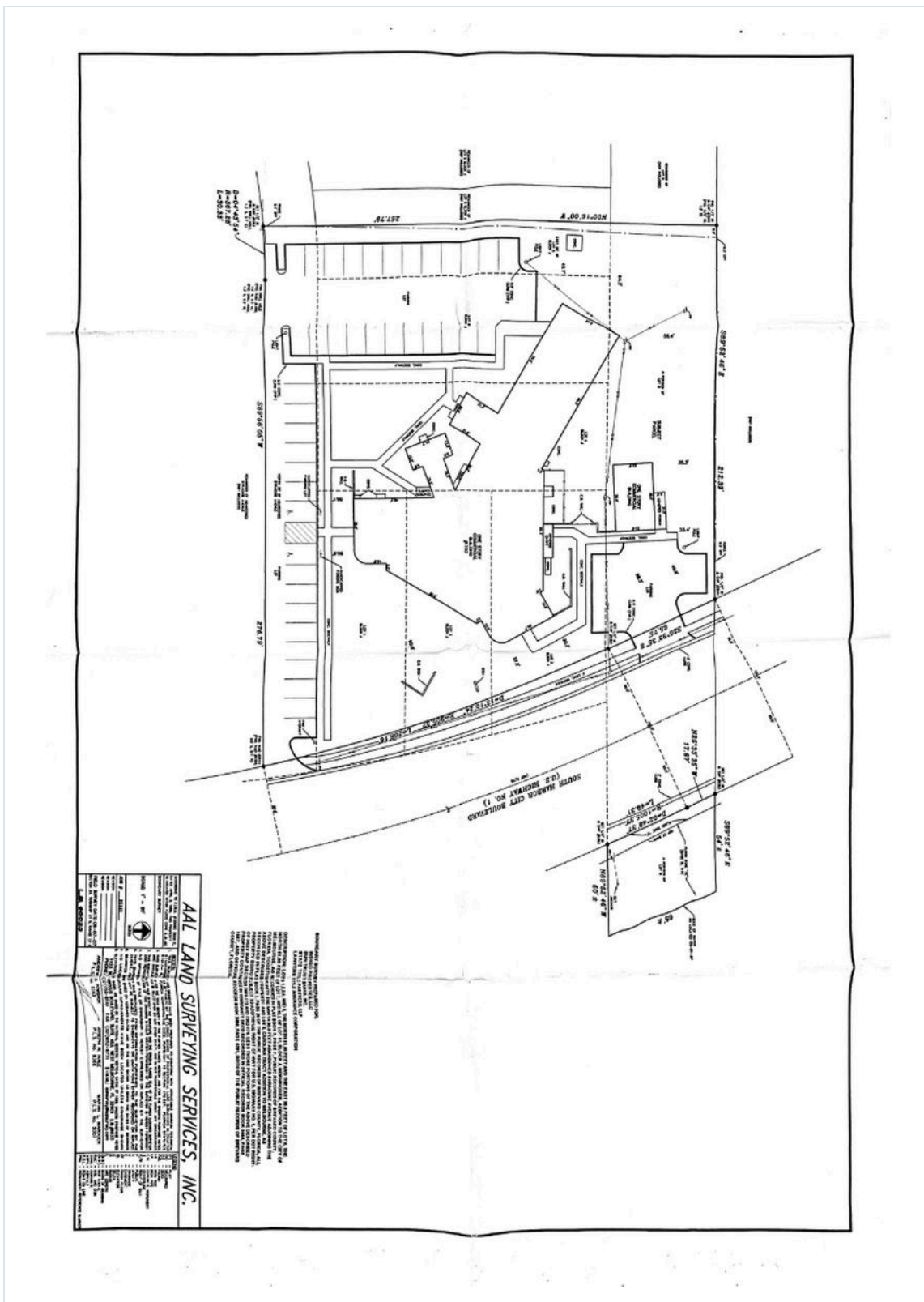
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JM Real Estate, Inc. | 6022 Farcenda Place, Melbourne, FL 32940 | 321.242.2882 | JMRealEstate.com

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**BOUNDARY SURVEY — SITE PLAN (3 OF 3)**

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BOUNDARY SURVEY — LEGEND & SURVEYOR NOTES

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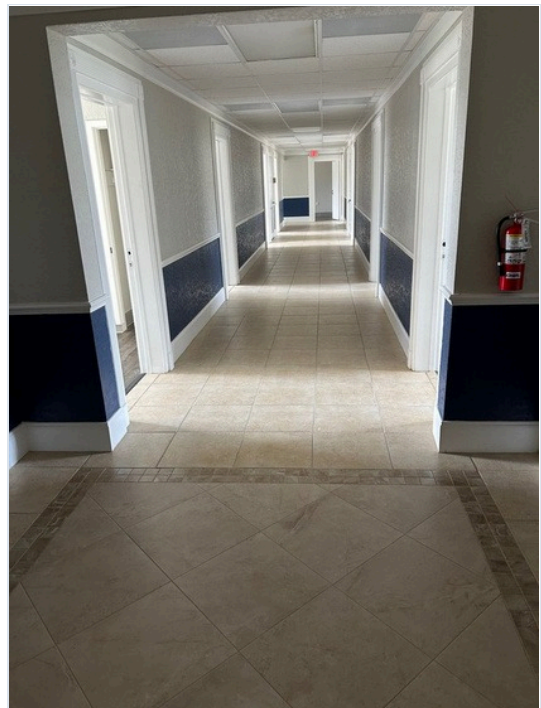
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>BOUNDARY SURVEY PREPARED FOR:</b><br>INDIGO PROPERTIES, LLC<br>SUN TRUST BANKS, INC.<br>STATE TITLE PARTNERS, LLP<br>LAWYERS TITLE INSURANCE CORPORATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>DESCRIPTION:</b> LOTS 1, 2, 3, 4, AND 5, THE NORTH 51.50 FEET AND THE EAST 30.0 FEET OF LOT 6, THE NORTH 51.50 FEET OF LOT 7, AND ALL OF LOT 11, BLOCK J, MORNINGSIDE, ADDITION TO THE CITY OF MELBOURNE, AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THE NORTH 30.0 FEET ABANDONED SYRACUSE AVENUE ADJOINING THE ABOVE DESCRIBED PROPERTY; AND LOT 8, CAROLINA TRACT ADDITION TO MELBOURNE, AS RECORDED IN PLAT BOOK 3, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALL PROPERTY BEING SUBJECT TO ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1, PER DOT RIGHT-OF-WAY MAP SECTION 7001-175 AND 7002-176, LESS THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1687, AND OFFICIAL RECORDS BOOK 3586, PAGE 4391, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>AAL LAND SURVEYING SERVICES, INC.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>NOTES:</b><br>1. THIS SURVEY AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.<br>2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED.<br>3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.<br>4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.<br>5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED.<br>6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.<br>7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.<br>8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.<br>1103 W. HIBISCUS BOULEVARD, SUITE 403, WEST MELBOURNE, FL 32901 L.B.#6623<br>PHONE: (321)758-9110 FAX: (321)952-9771 E-MAIL: aalsurvey@aalsurvey.com |  |
| <b>LEGEND:</b><br>(P) — PLAT<br>(M) — MEASURED<br>(D) — DEED<br>(F) — FOUND<br>(R) — RAILROAD<br>(C) — CONCRETE<br>(M) — MONUMENT<br>(E) — ELEVATION<br>(B) — BENCH MARK<br>(W) — RIGHT OF WAY<br>(P) — PUBLIC<br>(U) — UTILITY<br>(D) — DRAINAGE<br>(E) — EASEMENT<br>(F) — FENCE<br>(L) — LOT<br>(R) — RADIUS<br>(B) — BASES OF BEARING<br>(N) — NON RADIAL<br>(D) — DIAL<br>(C) — CONCRETE<br>(A) — ASHLAR<br>(P) — POINT ON LINE<br>(P) — PERMANENT REFERENCE MARKER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>SCALE:</b> 1" = 20'<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>JOB #</b> 22341<br><b>REVISION:</b><br><b>REVISION:</b><br><b>FIELD SURVEY DATE:</b> 05-07-07<br><b>SECTION</b> 34, <b>TOWNSHIP</b> 27 S, <b>RANGE</b> 37 E<br><b>L.B. #6623</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>ANDREW W. POWSHOCK</b> P.L.S. No. 5383<br><b>JOSEPH N. HALE</b> P.L.S. No. 6366<br><b>MARVIN L. MARDOCK</b> P.L.S. No. 5007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |

BOUNDARY SURVEY — LEGAL DESCRIPTION

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## 1250 S Harbor City Blvd | Property Highlights

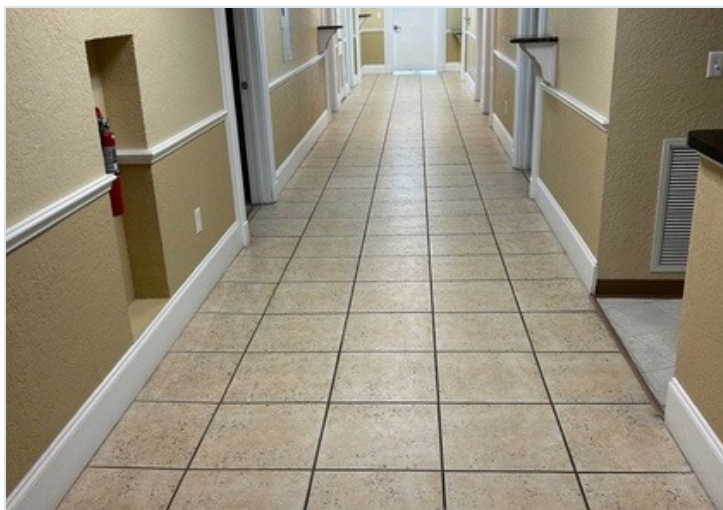


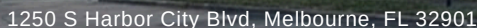
### PROPERTY HIGHLIGHTS

|               |                       |
|---------------|-----------------------|
| PROPERTY TYPE | Commercial            |
| BUILDING SIZE | Approx. 12,500 SF     |
| YEAR BUILT    | 1926 & 1965           |
| AVAILABILITY  | For Lease or For Sale |

|                |                                     |
|----------------|-------------------------------------|
| LEASE RATE     | \$19.50/SF Gross                    |
| BUILDING USE   | Office                              |
| LEASE INCLUDES | Taxes, Insurance & Ext. Maintenance |
| ROOF           | New Roof — 2020                     |

## 1250 S Harbor City Blvd | Property Photo Gallery





## A map of the Sarno Heights area in Jacksonville, Florida. The map shows a grid of streets including Sarno Rd, Brevard Health Alliance, and various residential streets like Zephyr Ln, Kefauver St, Trammel Ave, Andrews Ave, Colony Dr, Lakeview Dr, Cheryl Ct, Cindy Cir, Fillmore Ave, Mc Kinley Ave, Harrison Ave, Polk St, Wilson St, Madison Ave, Sarno Rd, Nixon Ave, Coolidge Ave, Garner Ave, Wallace Ave, Barkley Ave, Buick Ave, Cadillac Cir N, Ford Cir W, Plymouth S, Oxford Ave, Woodbury Rd, Cheyenne Ave, Clark Ave, Sioux Ave, Mandan Ave, Comanche Ave, Choctaw Dr, Rouen Ave, and Fountainhead Blvd. Landmarks include Pineapple Ridge, Pic Estates, Brevard Health Alliance, Chili's Grill &amp; Bar, Southern Sisters Cafe (marked with a red pin), Lakeview Shores, and Cresthaven Homes. The map also shows the locations of Sarno Heights, Bowe Gardens, Bel Aire, and Ixora Park. Map data is attributed to ©2026.

1250 S Harbor City Blvd, Melbourne, FL

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| ■ Fronts S Harbor City Blvd (US-1) | ■ Near Sarno Road                 |
| ■ Central Melbourne, FL location   | ■ Established commercial corridor |



# Terry Winton

Cell 321.616.3070 | Terry@JMRealEstate.com



SCAN FOR FULL  
PROPERTY DETAILS