

Sale Price: Price Reduced – Now \$2,300,000



1250 S Harbor City Blvd
Melbourne, FL 32901
FOR SALE

Prime Commercial Space

12,000 SF

12,000 SF
Building Size

Commercial
Property Type

Office
Building Use

1926 & 1965
Year Built

PROPERTY HIGHLIGHTS

- Approx. 12,000 SF Commercial Building
- Prime US-1 / S Harbor City Blvd Location
- Excellent Visibility
- Ample On-Site Parking
- Flexible Office / Medical / Professional Layout
- Suitable for Owner-Users or Investors
- Originally Built in 1926, Expanded in 1965
- Boundary Survey Available
- Commercial Property

PROPERTY DESCRIPTION

Located on S Harbor City Blvd in Melbourne, this approximately 12,000 SF commercial property offers excellent visibility, ample parking, and convenient access to Downtown Melbourne, major roadways, and Melbourne Orlando International Airport. Originally built in 1926 with additions in 1965, the flexible layout is ideal for office, medical, or professional use, making it an excellent opportunity for an owner-user or investor.

Terry Winton | Commercial Sales Associate, CCIM | JM Real Estate, Inc.

Cell: 321.616.3070 | Terry@JMRealEstate.com

FOR SALE

1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901

[Map Subject Property ?](#) [Open Map in New Window](#)

 MapView

 EagleView



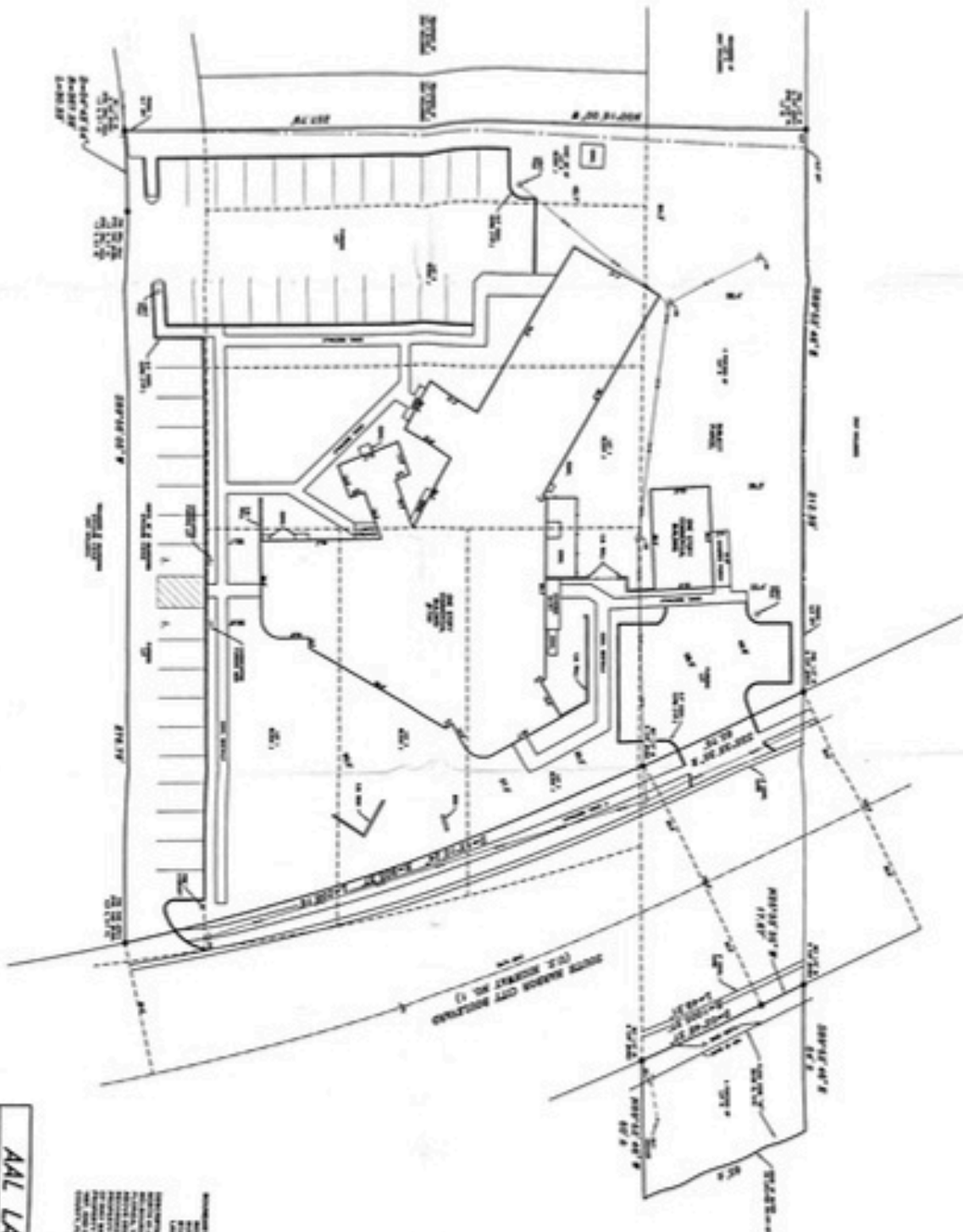


Account: 2730017 Parcel ID: 27-37-34-77-J-1
Sale: 5/31/2007 \$1,650,000
BCPAO Market Value: \$1,421,330
Owners: INDIGO PROPERTIES LLC
Address: 1250 S HARBOR CITY BLVD MELBOURNE FL 32901

[Zoom](#) | [Clear](#) | [Details](#) | [Hide Info](#)
[Instructions](#) | [Disclaimer](#)

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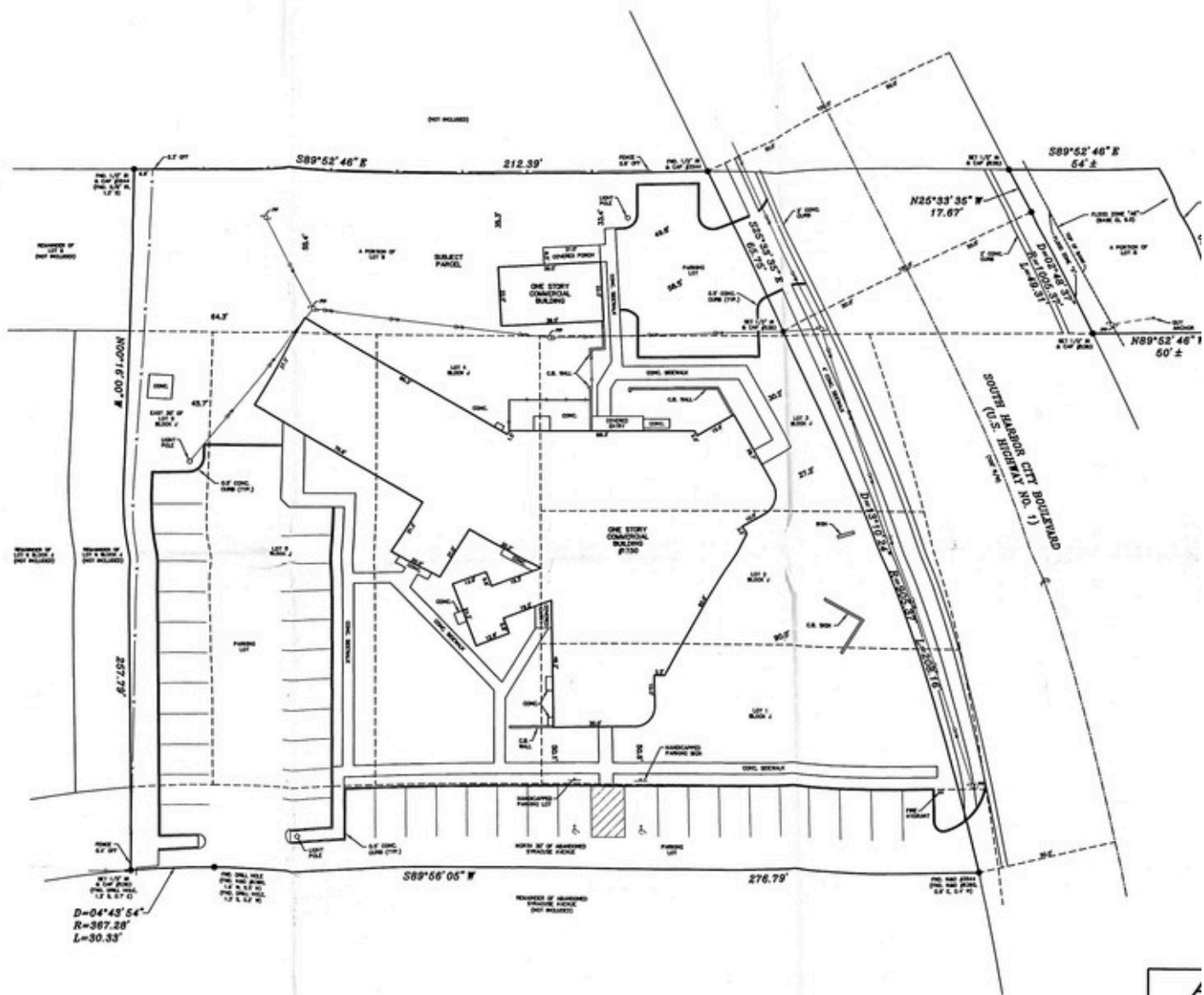
Property boundaries shown for reference only. Boundary Survey Available.



ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED. ALL BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. ALL DISTANCES ARE GIVEN TO THE NEAREST 0.01 FEET. ALL AREA CALCULATIONS ARE GIVEN TO THE NEAREST 0.01 ACRES. ALL EASEMENTS AND SETBACKS ARE SHOWN AS DASHED LINES. ALL UTILITIES ARE SHOWN AS DOTTED LINES. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES. ALL ADJACENT PROPERTIES ARE SHOWN AS DASHED LINES. ALL SURVEY DATA IS BASED ON THE 1983 NAD 83 DATUM. ALL SURVEY DATA IS BASED ON THE 1983 NAD 83 DATUM. ALL SURVEY DATA IS BASED ON THE 1983 NAD 83 DATUM.

AAL LAND SURVEYING SERVICES, INC.

PROJECT INFORMATION PROJECT NO. 12345 CLIENT: ABC COMPANY DATE: 12/15/2023	
PROPERTY INFORMATION TRACT NO. 12345 SECTION 12, T4N, R10E, S4E COUNTY OF 123, STATE OF 456	
ADDITIONAL NOTES THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY. ALL DIMENSIONS AND BEARINGS ARE GIVEN TO THE NEAREST 0.01 FEET. ALL AREA CALCULATIONS ARE GIVEN TO THE NEAREST 0.01 ACRES. ALL EASEMENTS AND SETBACKS ARE SHOWN AS DASHED LINES. ALL UTILITIES ARE SHOWN AS DOTTED LINES. ALL EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN AS SOLID LINES. ALL ADJACENT PROPERTIES ARE SHOWN AS DASHED LINES. ALL SURVEY DATA IS BASED ON THE 1983 NAD 83 DATUM. ALL SURVEY DATA IS BASED ON THE 1983 NAD 83 DATUM. ALL SURVEY DATA IS BASED ON THE 1983 NAD 83 DATUM.	
CONTACT INFORMATION AAL LAND SURVEYING SERVICES, INC. 12345 MAIN STREET, SUITE 100 CITY, STATE 12345 PHONE: (123) 456-7890 FAX: (123) 456-7891 EMAIL: INFO@AAL-SURVEYING.COM WEBSITE: WWW.AAL-SURVEYING.COM	



ACCORDING TO FULL
 SURVEY MAP, A 10
 IS LOCATED WITHIN
 BOUNDARY SURVEY
 SCALE: 1" = 1'
 JOB # 323
 REVISION
 REVISION
 FIELD SURVEY
 REVISION IN FIELD
 L. B.

BOUNDARY SURVEY PREPARED FOR:
 INDIGO PROPERTIES, LLC
 SUN TRUST BANKS, INC.
 STATE TITLE PARTNERS, LLP
 LAWYERS TITLE INSURANCE CORPORATION

DESCRIPTION: 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

AAL LAND SURVEYING SERVICES, INC.

ACCORDING TO F.L.R.L. #12009C 0528 C,
 DATED APRIL 3, 1989, THIS PROPERTY
 IS LOCATED WITHIN FLOOD ZONE X.A.M.C.

BOUNDARY SURVEY

SCALE: 1" = 20'



JOB # 22341

REVISION: _____

REVISION: _____

REVISION: _____

FIELD SURVEY DATE: 05-07-07
 SECTION 34, TOWNSHIP 27 S, RANGE 37 E

L.B. #6623

NOTES:

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 61017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN.
4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
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.
6. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.
7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.

1103 W. HIBISCUS BOULEVARD, SUITE 403, WEST MELBOURNE, FL 32901 L.B. #6623
 PHONE: (321) 735-8110 FAX: (321) 932-8771 E-MAIL: oddsurvey@oddsurvey.com

ANDREW W. POWSHOK
 P.L.S. No. 5383

JOSEPH N. HALE
 P.L.S. No. 6366

MARVIN L. MARDOCK
 P.L.S. No. 5007

LEGEND

- (P) - PLAT
- (M) - MEASURED
- (D) - DEED
- (F) - FOUND
- (R) - RAILROAD
- (C) - CONCRETE MONUMENT
- (E) - EASEMENT
- (R/W) - RIGHT OF WAY
- (P) - PUBLIC
- (U) - UTILITY
- (D) - DRAINAGE
- (E) - EASEMENT
- (F) - FRESH FLOOR
- (E) - ELEVATION
- (D) - DELTA
- (R) - RADIAL
- (R) - RADIUS
- (B.B.) - ARC LENGTH
- (N.B.) - BASES OF BEARING
- (N.B.) - NON RADIAL
- (N.B.) - NAIL AND DISK
- (C) - CONC.
- (C) - CONCRETE
- (A) - ASPHALT
- (P.O.L.) - POINT ON LINE
- (P.O.L.) - PERMANENT REFERENCE MARK

DESCRIPTION: 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.

FOR SALE

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PROPERTY HIGHLIGHTS

Property Type: Commercial Office
Building Size: Approx. 12,000 SF
Year Built: 1926 & 1965
Sale Type: For Sale

Price: Contact Broker
Parking: Ample On-Site Parking
Property Use: Office / Medical / Professional
Location: Prime S Harbor City Blvd Corridor

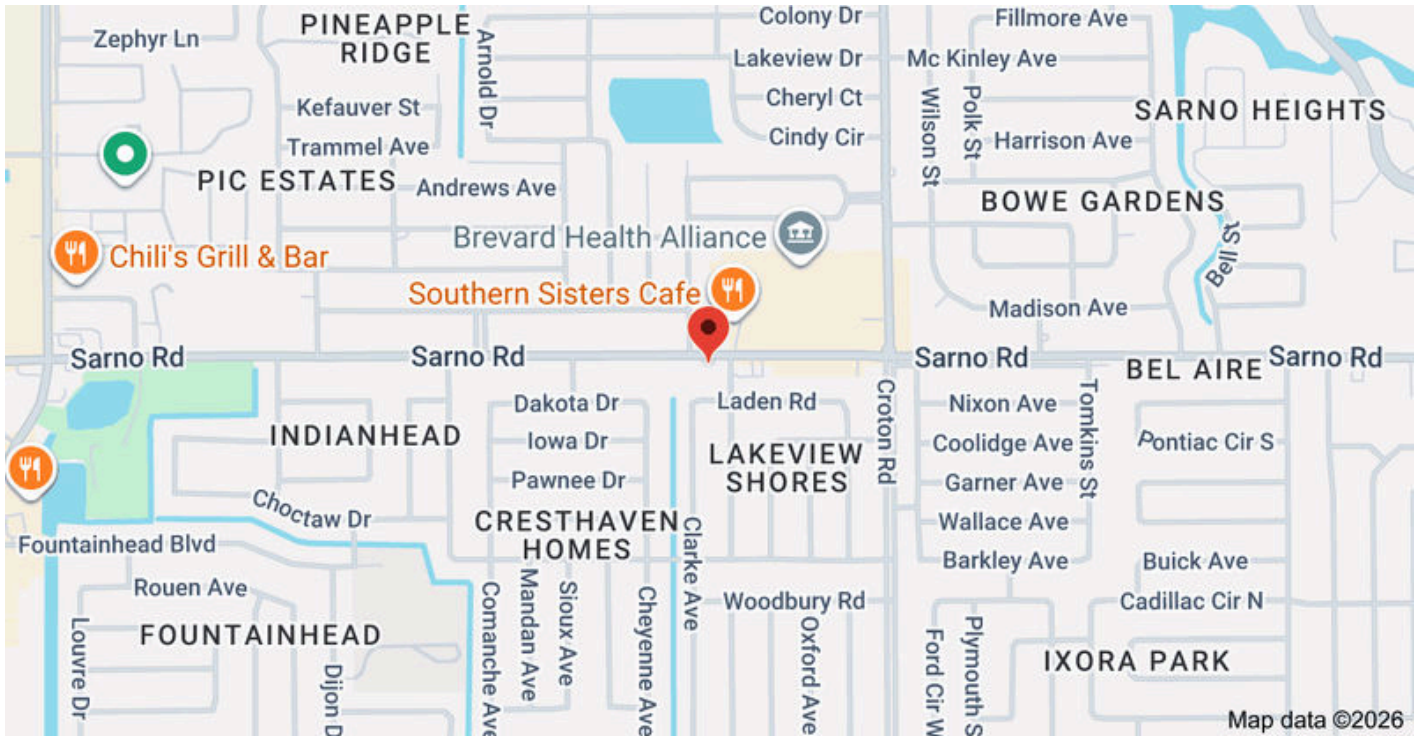
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1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901



LOCATION MAP

1250 S HARBOR CITY BLVD, MELBOURNE, FL 32901



CONTACT FOR SALE INFORMATION



Terry Winton

Commercial Sales Associate, CCIM | JM Real Estate, Inc.

Cell: 321.616.3070

Terry@JMRealEstate.com

JMRealEstate.com



**SCAN FOR FULL
PROPERTY DETAILS**