

# 620 E NEW HAVEN AVE

620 EAST NEW HAVEN AVENUE, MELBOURNE, FL 32901



RETAIL PROPERTY FOR SALE



## PROPERTY DESCRIPTION

Meticulously maintained mixed-use building featuring five apartments and two retail spaces. With annual income of gross income of \$122,552, blending both residential and commercial income, gross and NNN, this property offers a diverse and stable revenue stream. The building has undergone extensive recent renovations, including a roof replacement, fresh paint, new impact-rated windows, a new front patio, landscaping improvements, parking lot replacement, and new air conditioning units. These comprehensive upgrades position the property for long-term, profitable holding with minimal near-term capital expenditures.

- The 32901 ZIP code is the premier business hub of the Space Coast, home to key organizations driving economic growth. These include Orlando Melbourne International Airport, L3 Harris, Northrup Grumman, Florida Institute of Technology, Health First, Kindred Hospital, and the Melbourne Regional Chamber of Florida's Space Coast.

## OFFERING SUMMARY

Sale Price:	\$1,550,000
Number of Units:	7
Lot Size:	0.77 Acres
Building Size:	4,443 SF
NOI:	\$76,608.00
Cap Rate:	4.94%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	647	1,110	3,357
Total Population	1,040	1,912	7,268
Average HH Income	\$48.954	\$51.024	\$58.425

Owner  
**CASSANDRA HARTFORD**  
321.300.4773  
cassandra@reachcommercialre.com

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SUITE	TENANT NAME	MONTHLY RENT	PRICE / SF / MONTH	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
101	Wallaby Windows (Empower Brands)	-	-	\$1,750	-	4/13/23	4/13/26
102	Beautying The Beast LLC/Brittany Lewis	-	-	\$1,545	-	9/1/24	8/31/27
104	Jenee Edwards	-	-	\$1,800	-	7/1/22	Evergreen
103	Nathaniel Walton	-	-	\$1,500	-	10/1/22	Evergreen
202	Gregory & Maricella Hull	-	-	\$1,000	-	10/22/24	10/31/25
201	Denise Lockwood	-	-	\$1,100	-	4/21/22	Evergreen
105	Lance Beard	-	-	\$1,600	-	3/31/21	Evergreen
<b>TOTALS</b>		<b>\$0</b>	<b>\$0.00</b>	<b>\$10,295</b>	<b>\$0.00</b>		
<b>AVERAGES</b>				<b>\$1,471</b>			

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## INVESTMENT OVERVIEW

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Price	\$1,550,000
Price per SF	\$349
Price per Unit	\$221,429
CAP Rate	4.94%

## OPERATING DATA

620 E NEW HAVEN AVE, MELBOURNE, FLORIDA 32901

Gross Scheduled Income	\$123,384
Net Operating Income	\$76,608

## FINANCING DATA

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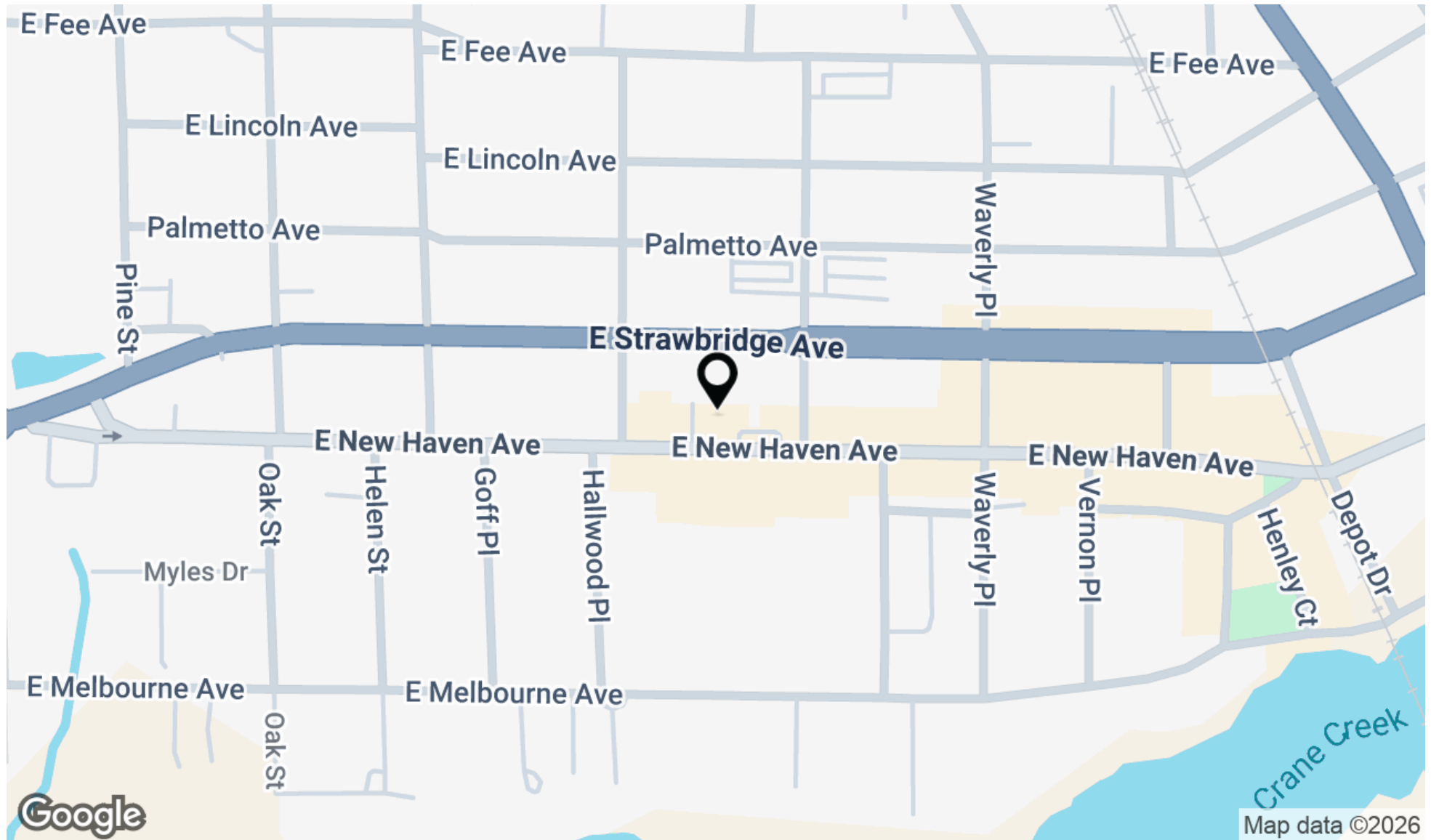
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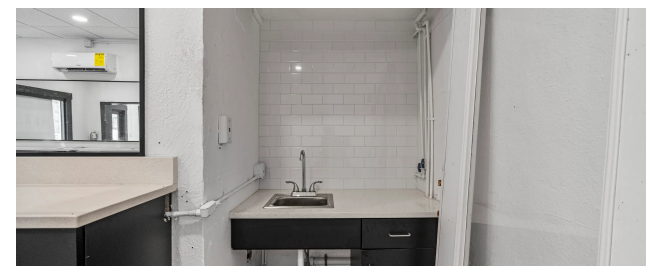
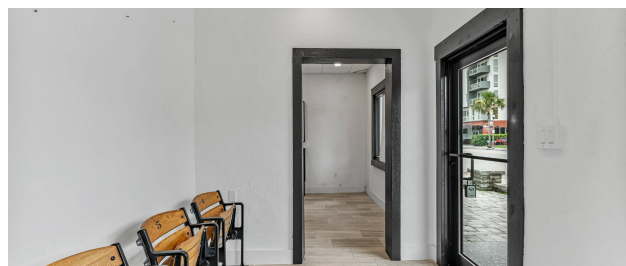
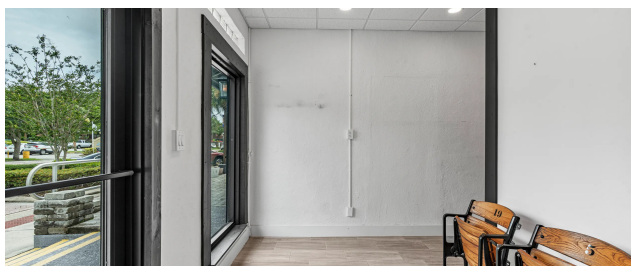
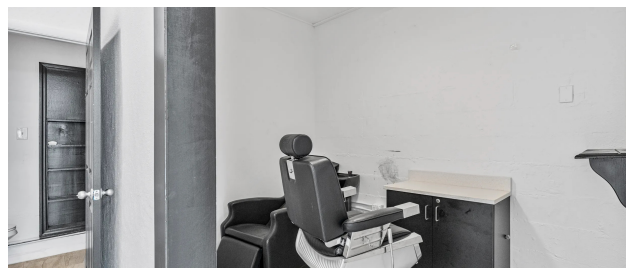
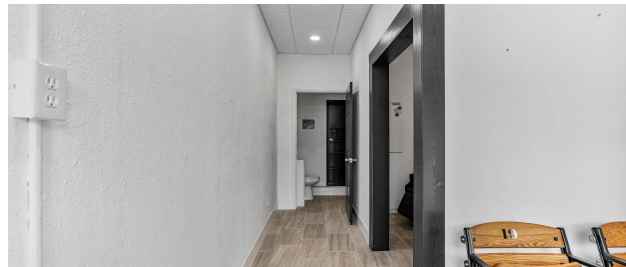
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