

# FOR SALE

**2711 N. Harbor City Blvd**  
MELBOURNE, FLORIDA 32935



**Exceptional Value for 10.88 Acres on US1**



**PRIME RIVERVIEW DEVELOPMENT SITE**



**MAJOR PRICE IMPROVEMENT!  
NOW OFFERED AT \$2,750,000**

**Assisted Living / Multi-Family / School / Church**



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# Property Summary

After a major price reduction, this site is now aggressively positioned at \$2.75M, offering one of the most compelling land values along the US1 corridor. Ideal timing for developers and investors to secure a large-scale site in a high-growth area before further appreciation.

# \$2,750,000

OFFERING PRICE

The site is currently improved with a church and school totaling 25,000+ SF and has been cleared and mowed, creating a strong foundation for redevelopment. Conveniently located just 10 min from Melbourne Orlando International Airport, beaches, and major employers, this corridor is ideally positioned for continued growth and long-term value.

## Property Details

|                           |   |
|---------------------------|---|
| Property Address          | <b>2711 N Harbor City Blvd, Melbourne, FL 32935</b>   |
| Building Size             | <b>± 25,725 SF</b>  |
| Lot size                  | <b>± 10.88 AC</b>   |
| Year Built                | <b>1968</b>   |
| Power                     | <b>FPL</b>  |
| Topography                | <b>Sloping</b>  |
| Frontage on US1           | <b>270 FT</b>   |
| Frontage on Pineapple Ave | <b>580 FT</b>   |
| Zoning                    | <b>Institutional</b>  |
| Construction              | <b>Concrete &amp; Stucco</b>  |
| Stories                   | <b>2</b>  |
| Possible Uses             | <b>Assisted Living Community</b><br><b>Nursing Home</b><br><b>Single Family Residential Estate</b><br><b>Subdivision</b><br><b>Multi-Family</b><br><b>Church</b><br><b>School</b><br><b>Dormitory</b> |

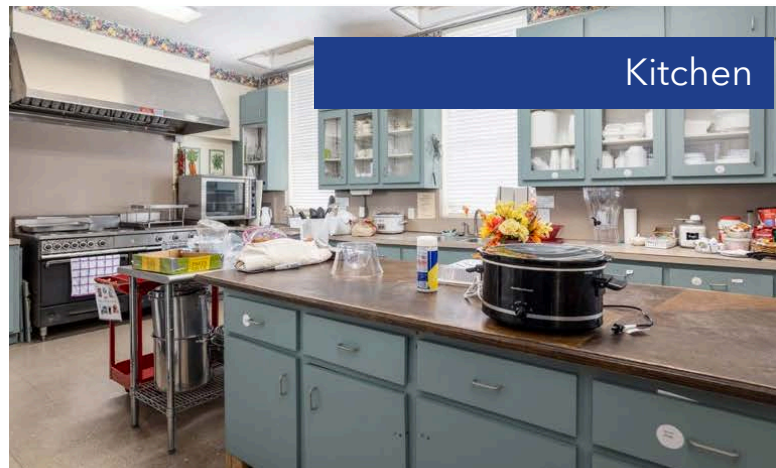
## Property Pictures



Main Building



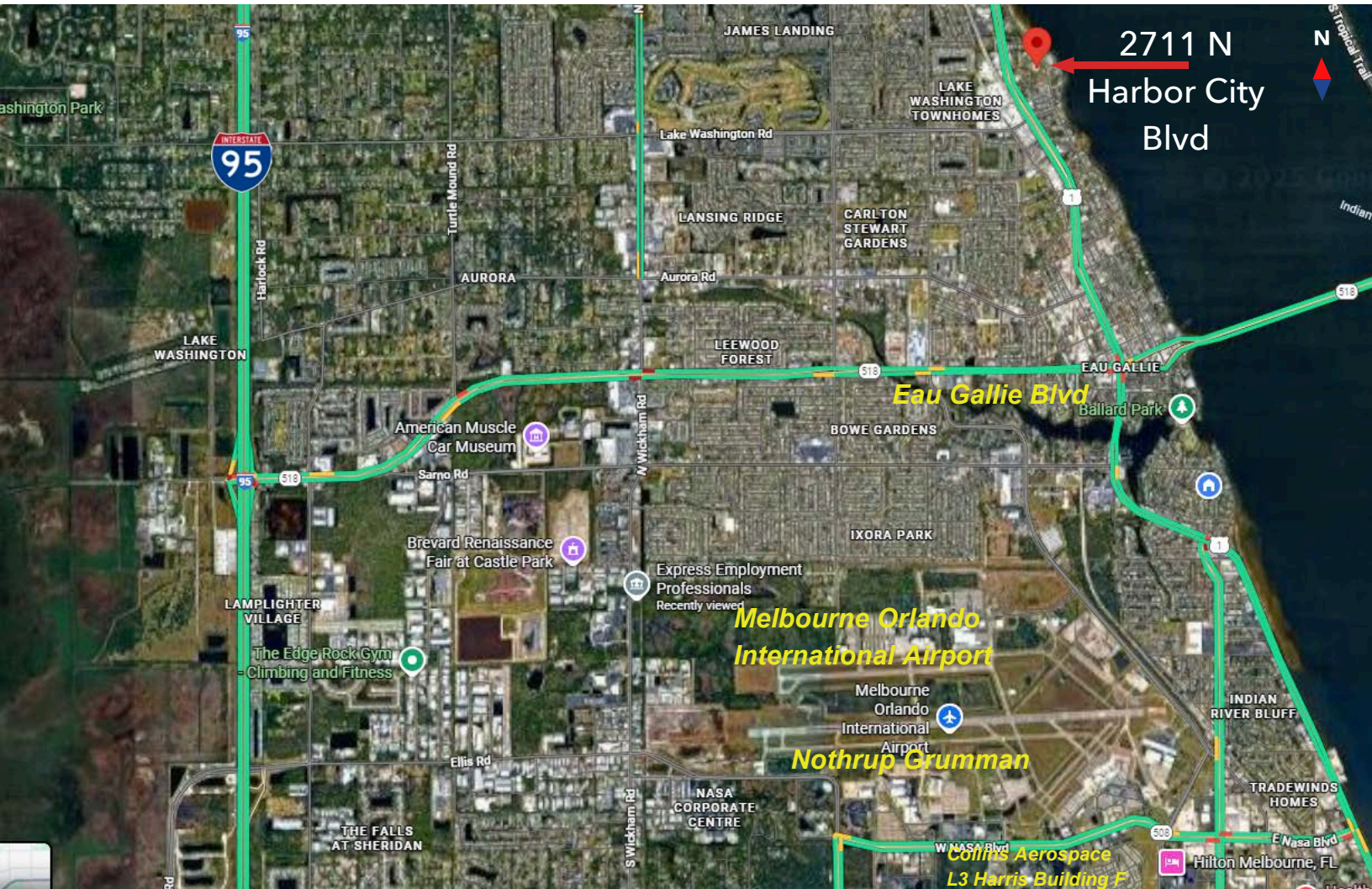
Meeting Room



Kitchen



# Location Map



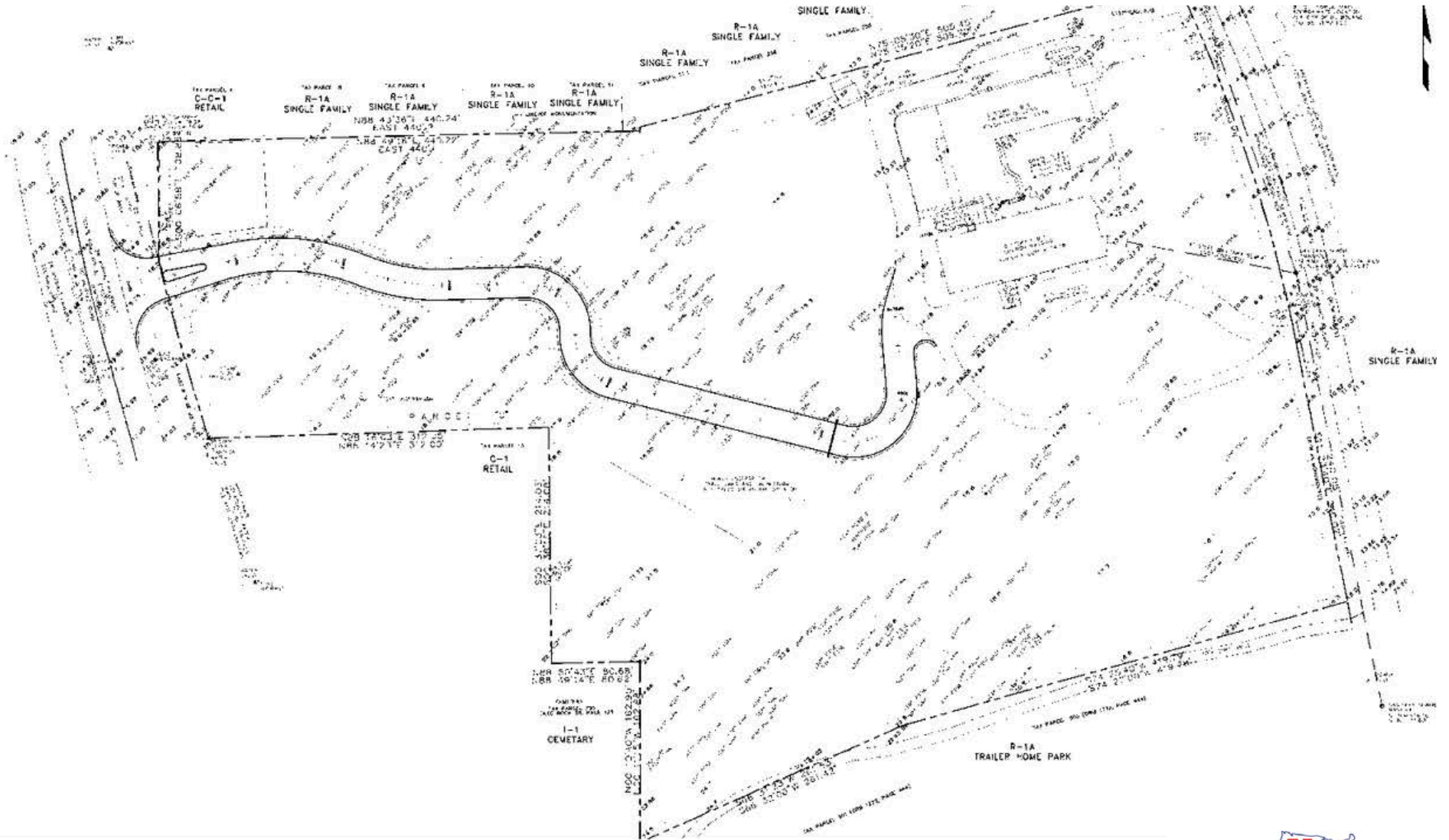
## DISTANCE TO MAJOR HIGHWAYS / AIRPORTS / PORTS

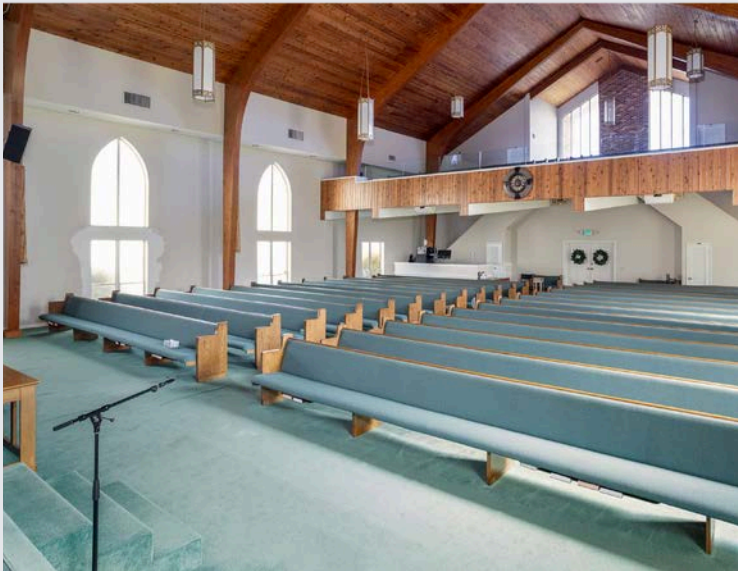
|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• I-95 Access Ramp . . . . . 6 miles</li> <li>• Holmes Regional . . . . . 6 miles</li> <li>• L3 Harris Palm Bay . . . . . 12 miles</li> </ul> | <ul style="list-style-type: none"> <li>• Melbourne Airport . . . . . 6 miles</li> <li>• Orlando Int'l Airport . . . . . 56 miles</li> <li>• Port Canaveral . . . . . 22 miles</li> </ul> |
|--|--|



# SURVEY

2711 N Harbor City Blvd, Melbourne, FL 32935  
±25,725 SF | ±10.88 AC







Rear of Property

2711 N Harbor City Blvd | Melbourne, FL 32935



Front of Property



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Exclusively Offered By:



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