# \$949,000 - 3790 Dixie Highway Ne, Palm Bay

MLS® #1039604

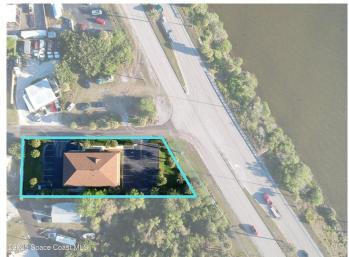
## \$949,000

0 Bedroom, 4.00 Bathroom, 5,980 sqft Commercial Sale on 0.55 Acres

Valentine Estate Subd, Palm Bay, FL

Riverview Professional Offices! This modern two-story office building, built in 2005, offers 5,980 square feet of well-maintained commercial space in a high-visibility location on US-1 in Palm Bay. Zones "Highway Commercial" keeps future use highly flexible (see list of accepted uses below). The upper level is currently leased to a long-term national tenant who has occupied the space for over a decade, while the two ground-floor suites are vacant and move-in ready with fresh paint and updated flooring. Each suite features a private unisex restroom, independent electrical sub-panels, meters and mains, and a dedicated single-car garage for additional storage. The property sits on 0.55 acres with two parking lots providing 21 spaces and additional on-street parking. This concrete block building features central HVAC, fiber internet availability, and no deferred maintenance. An elevator and external staircase provide access to the second floor, with unobstructed views of the Indian Rive (no development directly to the east). The location is conveniently situated less than a mile from Palm Bay Road (SR-516), a major east-west corridor, and is close to major area employers, restaurants, and other commercial properties. The Highway Commercial (HC) zoning allows for a range of business uses, making this an excellent investment opportunity or owner-occupant office space in a growing business corridor. This property offers exceptional visibility, modern amenities, and







versatile office configurations in a desirable location. Schedule a private tour today! **Highway Commercial Permitted Use:** Brewpub; Drinking Establishments; Drive-Through Establishments; Equipment Sales, Rental, Leasing; Banks & Financial Institutions; Contractor's Offices; Funeral Homes; General Offices; Pet Day Care; Service Establishments: Business, Intensive, Personal; Assembly of Components Manufactured Off-Site; Childcare Facility; Churches; Convention Centers; Government Establishments; Hospital; Urgent Care; Hotel; Motel; Tourist Courts; Arcades & Amusement Centers; Golf Course & Clubhouse; Public Recreational Facility: Recreation Indoor (5,000 sq ft maximum); Small Event Space; Nursing Home; Parking Garage; Surface Parking Lot; Public Utilities Facility. Highway Commercial Conditionally Permitted Use: Fuel Station; Car Wash; Self Storage Facility; Educational Institution; Dance Club; Recreation Outdoor; Recreational Vehicle (RV) Park; Marina. NOTE: This property is an area that is determined to be outside the 1% and 0.2% chance floodplains.

### Built in 2005

#### **Essential Information**

MLS® # 1039604 Price \$949,000

Bathrooms 4.00
Square Footage 5,980
Acres 0.55
Year Built 2005

Type Commercial Sale

Sub-Type Office Status Active

# **Community Information**

Address 3790 Dixie Highway Ne

Area 340 - NE Palm Bay

Subdivision Valentine Estate Subd

City Palm Bay
County Brevard

State FL

Zip Code 32905

### **Amenities**

Utilities Cable Available, Electricity Connected, Sewer Connected, Water

Connected, Separate Electric Meters

Parking Additional Parking, Attached, Garage, Garage Door Opener, Guest, Off

Street, On Street, Parking Lot

### Interior

Heating Central

Cooling Central Air, Multi Units, Separate Meters

### **Exterior**

Exterior Stone Veneer, Stucco

Lot Description Corner Lot, Dead End Street, Few Trees, Sprinklers In Rear

Roof Shingle, Wood Truss/Raft

Construction Stone Veneer, Stucco

### **Listing Details**

Listing Office Dale Sorensen Real Estate Inc.

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