

\$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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