

\$1,495,000 - 2106 Vernon Place, Melbourne

MLS® #1043978

\$1,495,000

2 Bedroom, 1.00 Bathroom, 1,340 sqft

Residential on 0.36 Acres

Powells and Henleys Resubd, Melbourne, FL

This property offers the perfect opportunity for a downtown Airbnb, already partially remodeled with key upgrades including new ductwork, electrical, flooring, walls, ceilings, lighting, and fixtures. With its prime location and modern touches already in place, this gem is just waiting for the final finishing touches to make it a standout investment.

Currently improved with a single-family residence constructed in 1926, the existing structure comprises approximately 1,400 square feet with 2 bedrooms and 1 bathroom. While the home remains intact, the highest and best use of the property is as a premier development site.

The zoning designation allows for significant vertical development potential, with no setback requirements and a maximum building height of up to 96 feet. Conceptual capacity includes the ability to construct up to 36 residential units integrated with ground-floor commercial mix use. The zoning designation allows for significant vertical development potential, with no setback requirements and a maximum building height of up to 96 feet. Conceptual capacity includes the ability to construct up to 36 residential units integrated with ground-floor commercial mix use.

The property is located within a highly walkable, amenity-rich environment surrounded by upscale retail, popular dining establishments, and recently completed



mixed-use developments all contributing to sustained pedestrian traffic and urban vitality.

Strategically located just three miles from the Melbourne Orlando International Airport currently undergoing a multi-million-dollar terminal and runway expansion the site benefits from its proximity to major infrastructure investments. Additionally, surrounding developments such as the new Margaritaville resort and multiple luxury residential projects within a two-mile radius further underscore the area's momentum and long-term growth prospects.

The site also includes a 15-foot-wide service alley that provides continuous access between Vernon Place and Waverly Place. This through-access enhances logistical efficiency for future loading, service vehicles, and other back-of-house functions, increasing the development's operational flexibility.

This offering represents more than just a redevelopment opportunity it is a pivotal investment in the future of Downtown Melbourne, serving as a potential cornerstone within the broader transformation of the Space Coast's most vibrant commercial and residential corridor.

Built in 1926

Essential Information

MLS® #	1043978
Price	\$1,495,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,340
Acres	0.36
Year Built	1926

Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2106 Vernon Place
Area	330 - Melbourne - Central
Subdivision	Powells and Henleys Resubd
City	Melbourne
County	Brevard
State	FL
Zip Code	32901

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Parking	Other
View	City

Interior

Appliances	Other
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior	Frame
Lot Description	Zero Lot Line
Roof	Shingle
Construction	Frame

School Information

Elementary	University Park
Middle	Hoover
High	Melbourne

Listing Details

Listing Office	One Sotheby's International
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