

\$890,000 - 986 Highway 1, Rockledge

MLS® #1048420

\$890,000

0 Bedroom, 3.00 Bathroom, 4,050 sqft
Commercial Sale on 0.76 Acres

None, Rockledge, FL

Don't miss this rare value-add opportunity in the heart of Rockledge. This offering combines residual income with exceptional development potential, making it ideal for businesses that may require high visibility, ample yard storage, or customizable space – all while benefiting from prominent retail exposure and generous parking. Features include .76-acre parcel with a meticulously maintained 4,050 SF building, 24 parking spots, gutters, hurricane shutters, new landscaping, 38,570 AADT, 65% leased with a 1,449 sf unit available for an owner-occupant or new Tenant. The vacant unit offers open floorplan with double front entry doors and abundant natural light, 2 rear access doors, a large back room equipped with cabinetry/sink area, sizable bathroom (ADA), and showroom style lighting. Additionally the property has vacant lot area ready for Value-add development +/- .44 acres. Zoning would allow enclosed/open storage yard and other various developments. See OM for lease details.

Built in 1967

Essential Information

MLS® #	1048420
Price	\$890,000
Bathrooms	3.00
Square Footage	4,050
Acres	0.76



Year Built	1967
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	986 Highway 1
Area	213 - Mainland E of US 1
Subdivision	None
City	Rockledge
County	Brevard
State	FL
Zip Code	32955

Amenities

Utilities	Cable Available, Electricity Connected, Water Connected, Separate Electric Meters
Parking	Parking Lot

Interior

Cooling	Central Air, Electric
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Exterior

Exterior	Block, Concrete, Stucco
Lot Description	Cleared, Easement Access, Other
Roof	Membrane, Metal, Mansard
Construction	Block, Concrete, Stucco

Listing Details

Listing Office	Realty World Curri Properties
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