

# \$42,000 - 3175 Troon Avenue Se, Palm Bay

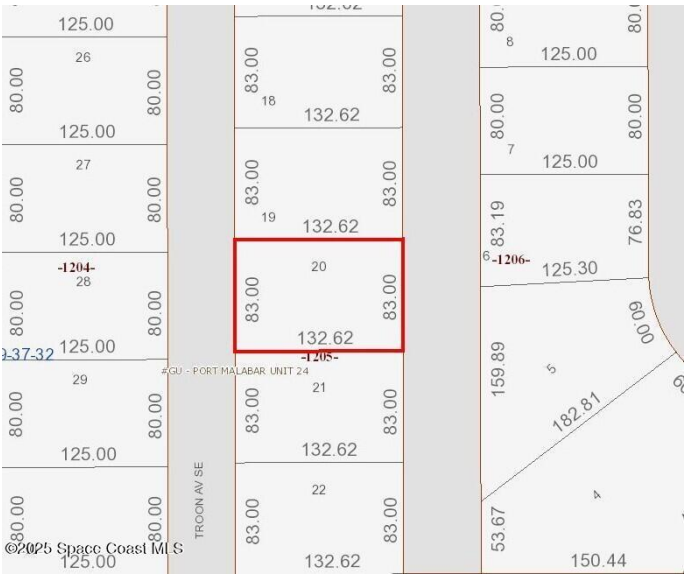
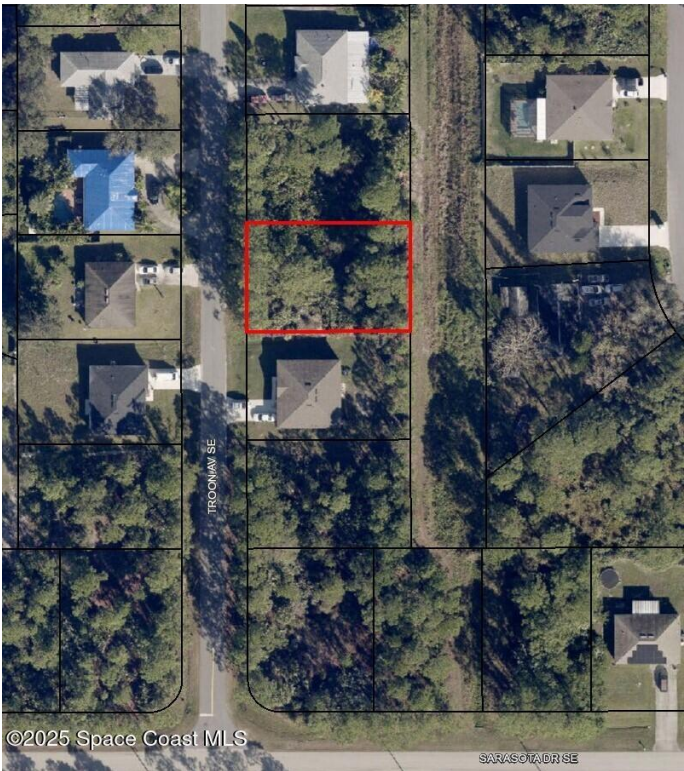
MLS® #1050699

**\$42,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.24 Acres

Port Malabar Unit 24, Palm Bay, FL

BEAUTIFUL, WOODED LOT IN A BOOMING AREA! OWNER WANTS TO SELL AS A PAIR WITH THE ADJACENT LOT OWNED BY A FAMILY MEMBER. NEW CONSTRUCTION IS POPPING UP ALL AROUND SINCE THEY PAVED THE ROADS THROUGHOUT THIS NEIGHBORHOOD. SMALL DRAINAGE R/W BEHIND PROVIDES EXTRA PRIVACY FROM BACKYARD NEIGHBORS. GREAT LOCATION WITH SEVERAL SHOPPING AREAS WITHIN A 10 MINUTE DRIVE. IF YOU HEAD SOUTH, YOU WILL FIND THE BRAND NEW PUBLIX WITH THE PROMISE OF MORE COMMERCIAL GROWTH, AS WELL AS I-95 ACCESS AT THE ST JOHNS HERITAGE PKWY INTERCHANGE. HEADING NORTH YOU HAVE YOUR CHOICE OF THE BAYSIDE LAKES COMMERCIAL AREA WITH PUBLIX, DUNKIN, STARBUCKS, WALGREENS, HEALTH FIRST MEDICAL COMPLEX AND MORE OR CONTINUE ON TO THE BUSTLING MALABAR RD CORRIDOR WITH A WONDERFUL VARIETY OF BIG NAME SHOPPING, RESTAURANTS AND I-95 ACCESS. TAKE A DRIVE BY AND TAKE A LOOK AT THIS PROPERTY! THIS SITE UTILIZES WELL WATER AND SEPTIC.



## Essential Information

MLS® # 1050699  
Price \$42,000

|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 0.24            |
| Type      | Land            |
| Sub-Type  | Unimproved Land |
| Status    | Active          |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3175 Troon Avenue Se |
| Area        | 343 - SE Palm Bay    |
| Subdivision | Port Malabar Unit 24 |
| City        | Palm Bay             |
| County      | Brevard              |
| State       | FL                   |
| Zip Code    | 32909                |

### **Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Utilities | Sewer Not Available, Water Not Available |
|-----------|------------------------------------------|

### **Exterior**

|                 |                        |
|-----------------|------------------------|
| Lot Description | Drainage Canal, Wooded |
|-----------------|------------------------|

### **School Information**

|            |           |
|------------|-----------|
| Elementary | Sunrise   |
| Middle     | Southwest |
| High       | Bayside   |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Cheryl Smith Realty, Inc |
|----------------|--------------------------|

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