

# \$10,000,000 - 16 Main Street, Titusville

MLS® #1055772

**\$10,000,000**

0 Bedroom, 11.00 Bathroom, 26,495 sqft

Commercial Sale on 3.10 Acres

Titusville, Titusville, FL

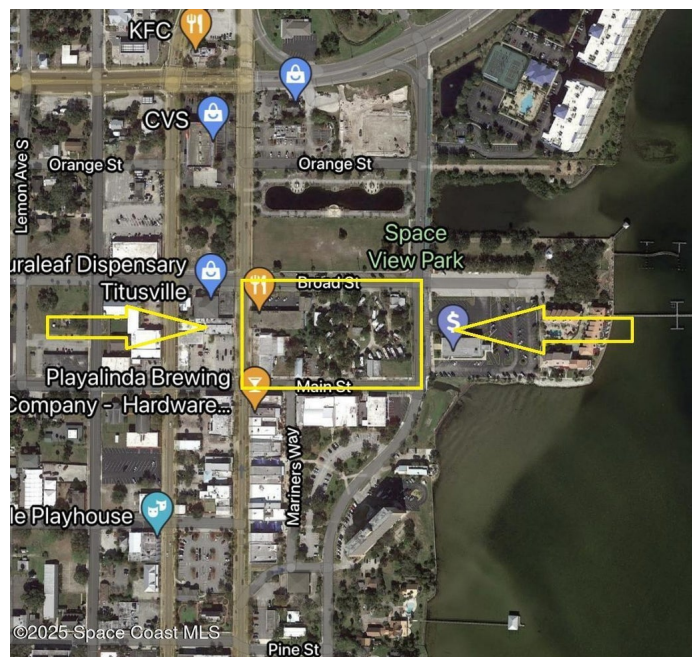
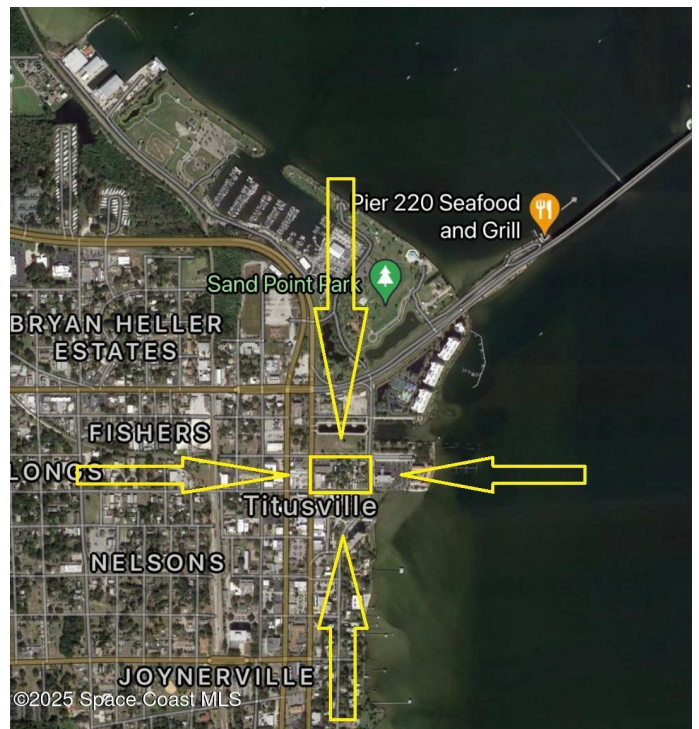
Unmotivated Seller, but once in a Lifetime Opportunity! Rare 3.1± acre income-producing site generating \$75,000+/month NOI with seller financing or JV available. Current mixed-use configuration offers strong cash flow today and a clear path to vertical redevelopment. Flexible zoning, CRA grant eligibility, and excellent frontage along a main corridor provide immediate and long-term upside. With quick access to NASA, KSC, and I-95, this site with panoramic sunrise & launch views is positioned for growth as Florida's Space Coast continues its rapid expansion. Investor Teaser: Cash flow today, redevelopment upside tomorrow—secure one of the last high-exposure redevelopment plays along the Space Coast corridor.

Built in 1955

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | 1055772          |
| Price          | \$10,000,000     |
| Bathrooms      | 11.00            |
| Square Footage | 26,495           |
| Acres          | 3.10             |
| Year Built     | 1955             |
| Type           | Commercial Sale  |
| Sub-Type       | Mobile Home Park |
| Status         | Active           |

## Community Information



|             |                                |
|-------------|--------------------------------|
| Address     | 16 Main Street                 |
| Area        | 103 - Titusville Garden - SR50 |
| Subdivision | Titusville                     |
| City        | Titusville                     |
| County      | Brevard                        |
| State       | FL                             |
| Zip Code    | 32796                          |

### **Amenities**

|               |                                      |
|---------------|--------------------------------------|
| Parking       | Additional Parking, Guest, On Street |
| Is Waterfront | Yes                                  |
| Waterfront    | River Front                          |

### **Interior**

|         |                             |
|---------|-----------------------------|
| Cooling | Ceiling Fan(s), Central Air |
|---------|-----------------------------|

### **Exterior**

|                 |                        |
|-----------------|------------------------|
| Exterior        | Block                  |
| Lot Description | Corner Lot, Many Trees |
| Construction    | Block                  |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Perrone Realty, LLC |
|----------------|---------------------|

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