



SALE

**PRIME COMMERCIAL
CORNER OPPORTUNITY**
***Emerson Dr NW & Glencove Ave
NW***
Palm Bay, FL 32907

This 3-acre commercial property is approved for retail automotive gas/fuel sales. Situated at a signalized intersection along Emerson Dr, which is classified as a major collector road. The property offers excellent visibility and access with utilities available. A conceptual plan includes:

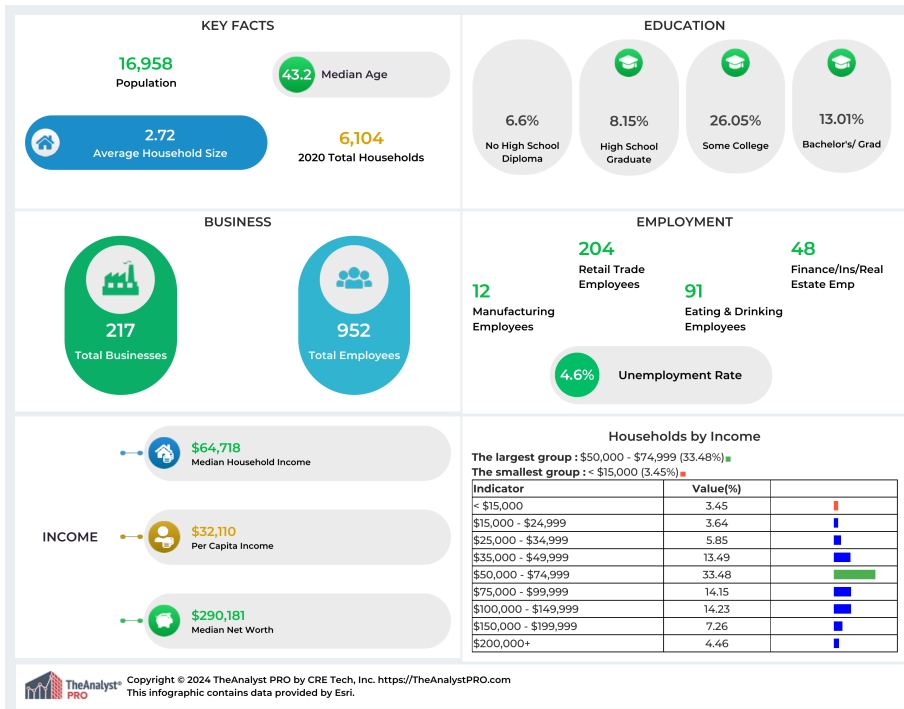
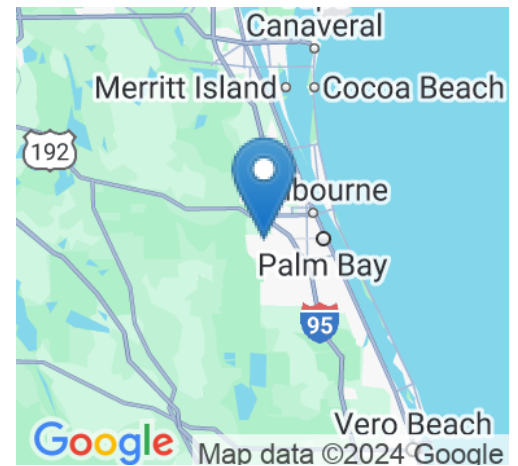
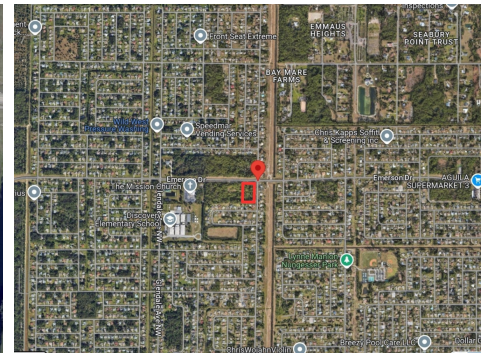
- 3,000 sq ft gas station.
- Restaurant space.
- Retail/office space (approx. 20,500 sq ft total development).

This prime location is ideal for commercial development in a rapidly growing area, with approvals already in place.

PURCHASE PRICE:
\$3,500,000.00

Land Size: 3.00 Acres
Property Size: 130,680 Sq. Ft.

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