



PROPERTY FOR SALE
OFFERED AT \$475,000
17,720 SF on 1.8 Acres
SELF STORAGE WAREHOUSE



Contact Kent Cooper, CCIM

Capstone Properties

P.O. Box 320945, Cocoa Beach, Fl. 32932

Office: 321-784-4222 Cell: 321-720-0429 Email: kentcooper@cfl.rr.com Web: www.capstonebrevard.com





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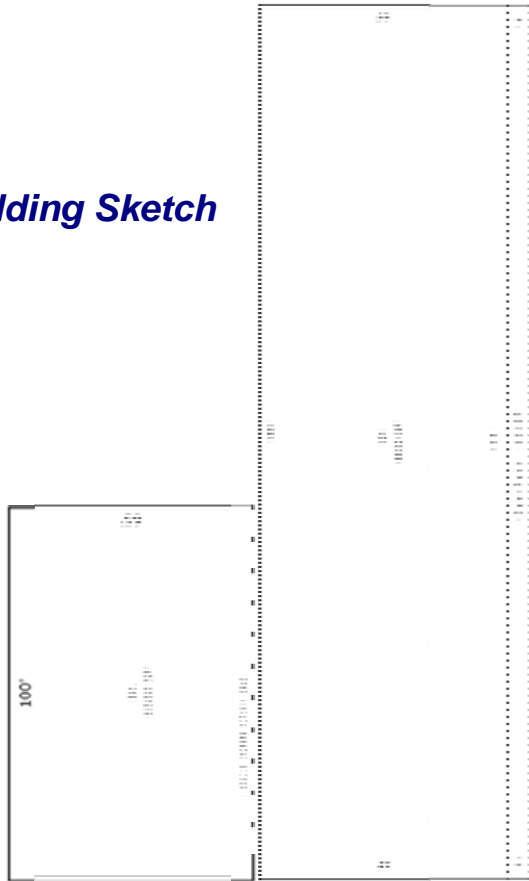
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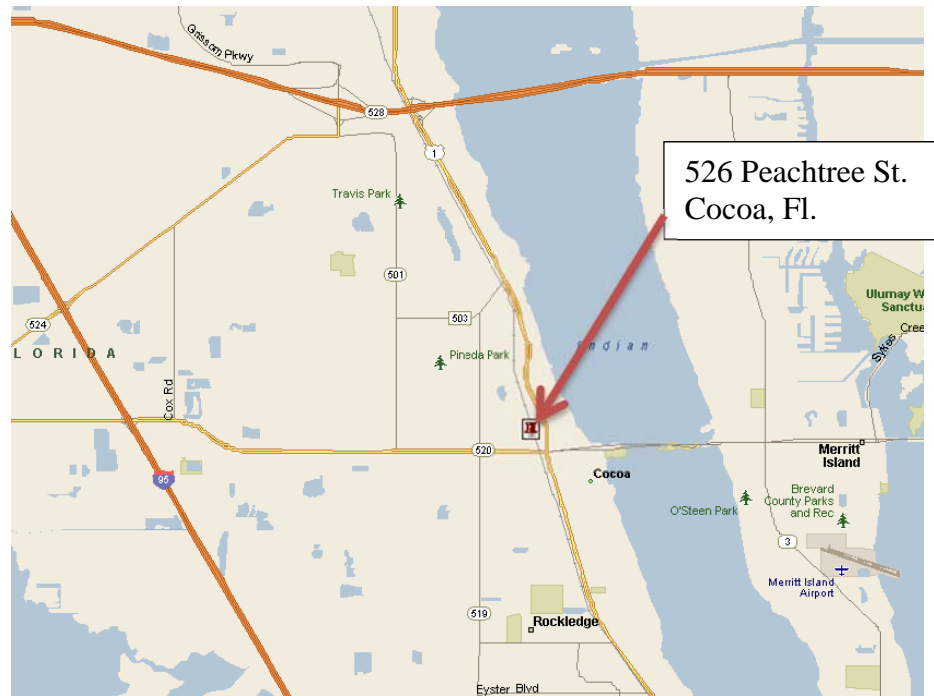


Building Sketch



Street Address	526 PEACHTREE ST	MSA/MD Code	37340
City Name	COCOA	State Code	12
State Abbreviation	FL	County Code	009
Zip Code	32922	Tract Code	0626.00

Property Location



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PROPERTY DETAILS

Year Built 2002-2007
Renovated 2007
Total Size 17,720 SF
Land Size 1.81 acres
Construction Metal Frame
Enamel Steel
Address 526 Peachtree St.
Cocoa, Fl. 32922

Demographics

Tract Income Level	Low	Tract Population	3300
Underserved or Distressed Tract	No	Tract Minority %	56.15
2013 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$61,800	Minority Population	1853
2013 Est. Tract Median Family Income	\$21,624	Owner-Occupied Units	547
2010 Tract Median Family Income	\$21,290	1- to 4-Family Units	1130
Tract Median Family Income %	34.99		

Tract Population	3300	Tract Minority Population	1853
Tract Minority %	56.15	American Indian Population	6
Number of Families	698	Asian/Hawaiian/Pacific Islander Population	39
Number of Households	1603	Black Population	1557
Non-Hispanic White Population	1447	Hispanic Population	161
		Other/Two or More Races Population	90

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POTENTIAL PURCHASE OPPORTUNITY

Listed Selling Price \$475,000
Per SF of GBA \$ 26.80

Two of the three buildings for the subject were built in 2002; while the third building was built in 2007. All three buildings are fully insulated with outside security fencing and lighting. The property is fully paved and has 26 parking spaces. There is also additional vacant land to expand the business with additional warehouses or outside parking. Currently the business is not operating; however all equipment, furniture, and fixtures are on the property. There are 3 outside AC units missing; however, all of the air handlers are located inside the buildings along with everything else for a self-storage complex. The concrete pad that the buildings are built on was given extra workmanship for quality. The property is absolutely gorgeous and in good condition.

The property is centrally located on Peachtree Street close to the intersection of US Hwy 1 (Cocoa Blvd.) and Hwy 520 (King Street). All that is needed is for a Buyer to reopen the business.

This property is being offered below market for a fast close.

