

# Cocoa City Renovated Warehouse

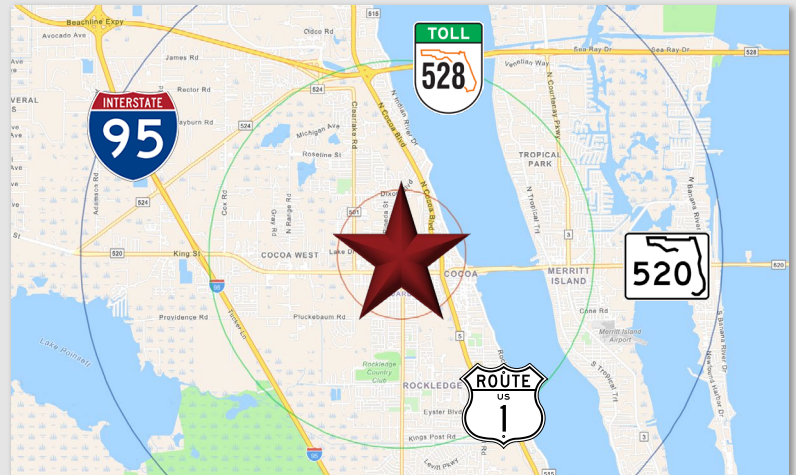
203 N Fiske Blvd. Cocoa, FL 32922



**Sale Price: \$704,000**

## LOCATION HIGHLIGHTS

This triple frontage property offers multiple access points and a convenient location in Florida's Space Coast region. Situated 1/4 mile north of SR-520/King St and less than a mile west of US-1. Less than a 10-minute drive from I-95 and the Beachline Expressway (SR 528)/A1A intersection, providing easy access throughout the area. Surrounded by residential and wholesale commercial.



## LISTING HIGHLIGHTS

- ±4,416 SF warehouse with office, ideal for a contractor seeking office space and storage
- **Recently renovated** with new and upgraded electric and lighting, as well as a new roof, plumbing, roll-up doors, paint, and flooring
- **4 roll-up doors** (12' x 12' grade level)
- 2 bathrooms, including 1 ADA restroom
- **14' clear height**
- Parking lot freshly paved and re-striped
- **Seller financing available**

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	9,330	48,362	96,207
Median HH Income	\$55,671	\$62,416	\$79,153
Average HH Income	\$74,116	\$83,082	\$102,022

## CONTACT FOR MORE INFORMATION

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**Marie Shorey, CCIM**

(407) 383-8142

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Office with A/C



New Paint, Electrical, & Lighting



ADA Compliant Restroom



2nd Restroom



4 Brand New Roll-up Doors

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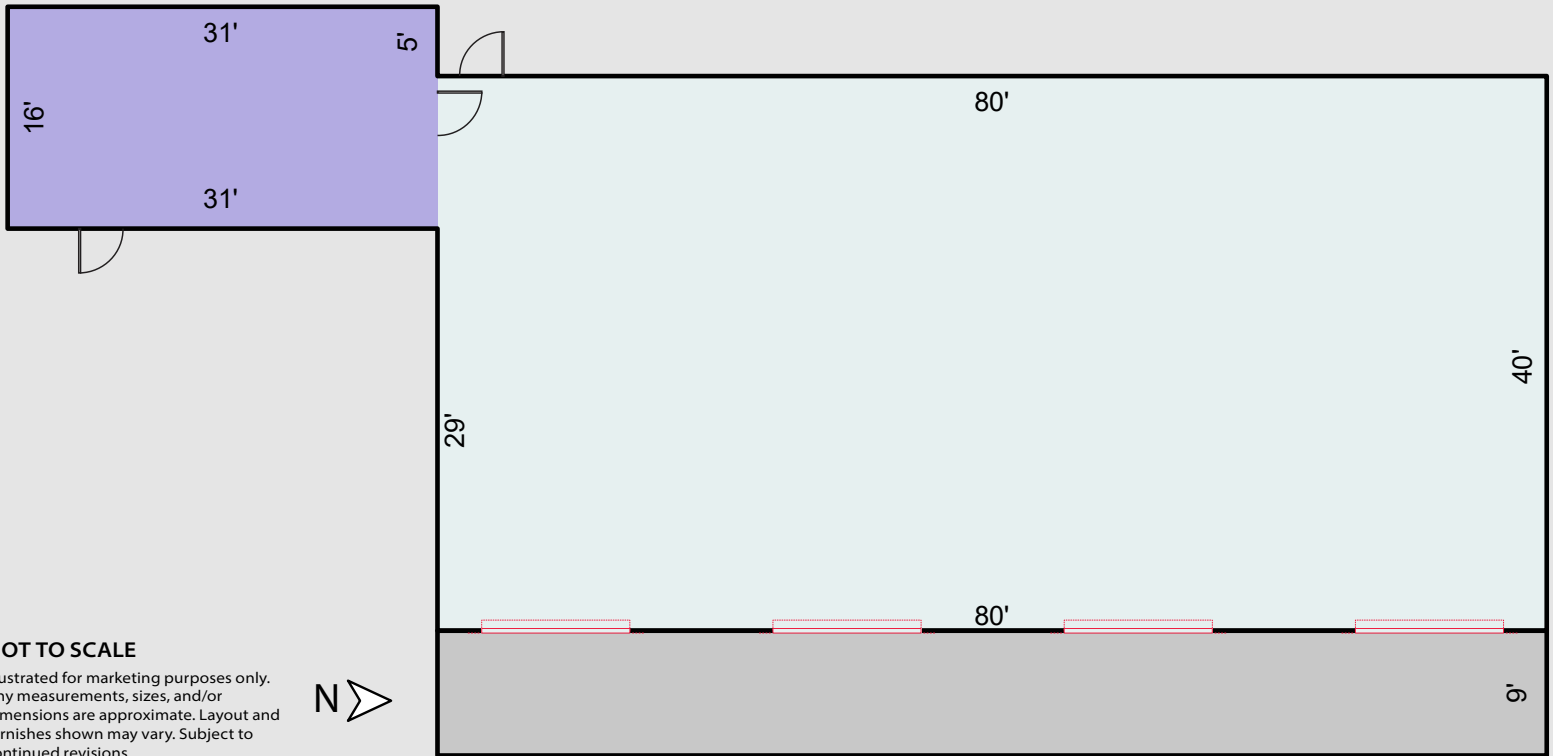
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**NOT TO SCALE**

Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.

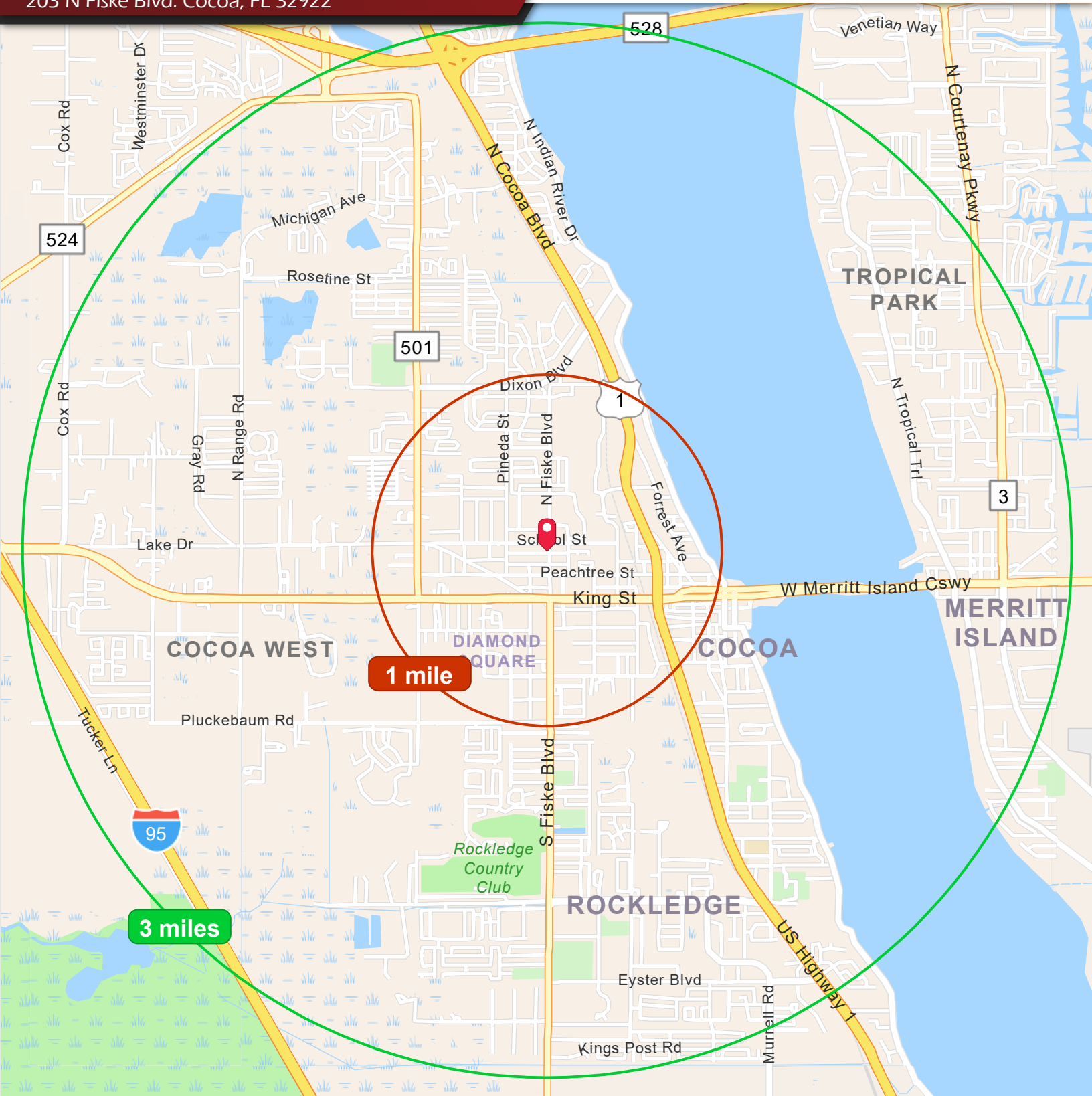
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